

Property report — HD8 8AF

Open-data due diligence for the HD8 8 area (the finest level UK open data publishes).

AVG SOLD PRICE

£327,621

sector HD8 8 · 203 sales

POPULATION

18,055

sector HD8 8

CRIMES RECORDED

11

sector HD8 8 · 2026-04

SCHOOLS

7

sector HD8 8

FLOOD RISK

High

sector HD8 8

GIGABIT BROADBAND

88%

sector HD8 8 of premises

How granular is this?

| Measure | DISTRICT HD8 | SECTOR HD8 8 | POSTCODE HD8 8AF |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £298,195 | £327,621 | — |
| Population | 44,677 | 18,055 | — |
| Deprivation decile | 8/10 | 8/10 | — |
| Crimes recorded | 92 | 11 | — |
| Schools | 20 | 7 | — |
| Flood risk | High | High | — |
| Gigabit broadband | 90% | 88% | 100% |
| Superfast broadband | 98% | 97% | 100% |

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 8); the postcode column is built from the layers that go finer (sold transactions, Ofcom broadband). Sources: HM Land Registry · Police.uk · Ofsted/GIAS · ONS & IoD2025 · Environment Agency · Ofcom.

Sold prices on this postcode

No sales recorded on HD8 8AF in the data period. Sold-price history covers HM Land Registry Price Paid; a postcode this size may go several years between sales.

Risk indicators

High risk from rivers & sea (sector HD8 8). Your conveyancer will run an official flood search on the specific property as part of the search pack.

Your next steps

Get the official title document

The HM Land Registry title register shows the legal owner, price paid and any charges or covenants. Official copy, £7.

[View the title document at HM Land Registry →](#)

Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8AF.

[Compare conveyancing quotes →](#)

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