

# Property report — HD8 8SE

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<br>HD8 | SECTOR<br>HD8 8 | POSTCODE<br>HD8 8SE |
|---------------------|-----------------|-----------------|---------------------|
| 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 8SE 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 8SE.

[Compare conveyancing quotes →](#)

We may earn a referral fee if you instruct a conveyancer through this link. It never changes your price, and you are always free to choose your own.

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