

Property report — HD8 8TF

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 8TF
Average sold price	£298,195	£327,621	£348,000
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

Date	Price	Address	Type
2024-08-07	£410,000	42 KENYON BANK	Detached
2024-03-21	£370,000	44 KENYON BANK	Detached
2024-01-26	£264,000	18 KENYON BANK	Detached

3 recorded sales on HD8 8TF. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

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 8TF.

[Compare conveyancing quotes →](#)

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