

Property report — HD8 9BE

Open-data due diligence for the HD8 9 area (the finest level UK open data publishes).

AVG SOLD PRICE

£267,257

sector HD8 9 · 289 sales

POPULATION

13,322

sector HD8 9

CRIMES RECORDED

25

sector HD8 9 · 2026-04

SCHOOLS

8

sector HD8 9

FLOOD RISK

High

sector HD8 9

GIGABIT BROADBAND

88%

sector HD8 9 of premises

How granular is this?

| Measure | DISTRICT HD8 | SECTOR HD8 9 | POSTCODE HD8 9BE |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £298,195 | £267,257 | £307,702 |
| Population | 44,677 | 13,322 | — |
| Deprivation decile | 8/10 | 7/10 | — |
| Crimes recorded | 92 | 25 | — |
| Schools | 20 | 8 | — |
| Flood risk | High | High | — |
| Gigabit broadband | 90% | 88% | 39% |
| Superfast broadband | 98% | 98% | 100% |

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 9); 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 |
|------------|----------|-------------------|----------|
| 2024-12-06 | £364,500 | 11 SPENCER STREET | Detached |
| 2024-08-30 | £178,605 | 30 SPENCER STREET | Terraced |
| 2024-08-02 | £380,000 | 9 SPENCER STREET | Detached |

3 recorded sales on HD8 9BE. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Risk indicators

High risk from rivers & sea (sector HD8 9). 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 9BE.

[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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