

# Property report — HD8 9ZD

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 9ZD
<b>Average sold price</b>	£298,195	£267,257	£124,900
<b>Population</b>	44,677	13,322	—
<b>Deprivation decile</b>	8/10	7/10	—
<b>Crimes recorded</b>	92	25	—
<b>Schools</b>	20	8	—
<b>Flood risk</b>	High	High	—
<b>Gigabit broadband</b>	90%	88%	94%
<b>Superfast broadband</b>	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
2024-12-16	£96,000	67 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£96,000	69 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£75,000	71 CLIFFE HILL VIEW	Terraced
2024-12-16	£75,000	73 CLIFFE HILL VIEW	Terraced
2024-12-16	£75,000	75 CLIFFE HILL VIEW	Terraced
2024-12-16	£75,000	59 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£75,000	61 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£96,000	63 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£96,000	65 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£324,950	29 CLIFFE HILL VIEW	Detached
2024-03-28	£289,950	27 CLIFFE HILL VIEW	Detached

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

## Risk indicators

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**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

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### 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 9ZD.

[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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