

# Property report — HD9 5AE

Open-data due diligence for the HD9 5 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£271,147**

sector HD9 5 · 104 sales

POPULATION

**9,300**

sector HD9 5

CRIMES RECORDED

**38**

sector HD9 5 · 2026-04

SCHOOLS

**2**

sector HD9 5

FLOOD RISK

**High**

sector HD9 5

GIGABIT BROADBAND

**91%**

sector HD9 5 of premises

## How granular is this?

| Measure             | DISTRICT<br>HD9 | SECTOR<br>HD9 5 | POSTCODE<br>HD9 5AE |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price  | £319,005        | £271,147        | £157,750            |
| Population          | 40,521          | 9,300           | —                   |
| Deprivation decile  | 8/10            | 6/10            | —                   |
| Crimes recorded     | 170             | 38              | —                   |
| Schools             | 17              | 2               | —                   |
| Flood risk          | High            | High            | —                   |
| Gigabit broadband   | 68%             | 91%             | 52%                 |
| Superfast broadband | 90%             | 97%             | 100%                |

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD9 5); 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 |
|------------|----------|---------------------------|------|
| 2024-12-18 | £160,000 | 30 LOWER SUNNY BANK COURT | Flat |
| 2024-10-10 | £155,500 | 3 LOWER SUNNY BANK COURT  | Flat |

2 recorded sales on HD9 5AE. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Risk indicators

**High risk from rivers & sea** (sector HD9 5). 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 HD9 5AE.

[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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