

# Property report — HD9 5RF

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 HD9	SECTOR HD9 5	POSTCODE HD9 5RF
Average sold price	£319,005	£271,147	£231,500
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%	100%
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
2024-07-10	£231,500	18 HIGHFIELD AVENUE	Semi-detached

1 recorded sale on HD9 5RF. 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 5RF.

[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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