

# Property report — HD3 4EQ

Open-data due diligence for the HD3 4 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£179,779**

sector HD3 4 · 254 sales

POPULATION

**30,490**

sector HD3 4

CRIMES RECORDED

**120**

sector HD3 4 · 2026-04

SCHOOLS

**7**

sector HD3 4

FLOOD RISK

**High**

sector HD3 4

GIGABIT BROADBAND

**92%**

sector HD3 4 of premises

## How granular is this?

Measure	DISTRICT HD3	SECTOR HD3 4	POSTCODE HD3 4EQ
Average sold price	£212,356	£179,779	£255,250
Population	51,172	30,490	—
Deprivation decile	6/10	4/10	—
Crimes recorded	194	120	—
Schools	10	7	—
Flood risk	High	High	—
Gigabit broadband	89%	92%	100%
Superfast broadband	98%	98%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD3 4); 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
2024-10-10	£322,500	21 ROYD CROFT	Detached
2024-07-16	£188,000	14 ROYD CROFT	Semi-detached

2 recorded sales on HD3 4EQ. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Risk indicators

**High risk from rivers & sea** (sector HD3 4). 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 HD3 4EQ.

[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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