

# Property report — HD8 9DQ

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

## Sold prices on this postcode

Date	Price	Address	Type
2023-08-11	£535,000	22 SMITHY CLOSE	Detached

Date	Price	Address	Type
2021-08-31	£375,000	26 SMITHY CLOSE	Detached
2019-08-08	£405,000	28 SMITHY CLOSE	Detached
2017-02-10	£310,000	21 SMITHY CLOSE	Detached
2016-10-27	£299,950	23 SMITHY CLOSE	Detached
2016-07-29	£290,000	29 SMITHY CLOSE	Detached
2016-03-24	£127,000	8 SMITHY CLOSE	Semi-detached
2014-03-27	£259,950	30 SMITHY CLOSE	Detached
2014-01-02	£285,000	25 SMITHY CLOSE	Detached
2010-07-30	£249,950	24 SMITHY CLOSE	Detached
2010-05-17	£212,650	28 SMITHY CLOSE	Detached
2009-02-20	£249,995	25 SMITHY CLOSE	Detached
2005-01-14	£250,000	24 SMITHY CLOSE	Detached
2003-12-15	£320,000	22 SMITHY CLOSE	Detached
2003-09-19	£92,000	8 SMITHY CLOSE	Semi-detached
2002-11-08	£110,000	20 SMITHY CLOSE	Detached
2002-08-27	£45,000	8 SMITHY CLOSE	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">St Aidan's Church of England Academy</a>	0.0 mi	Primary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	0.4 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Shelley College, A Share Academy</a>	0.6 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Denby Dale First and Nursery School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>

School	Distance	Phase	Ofsted
<a href="#">Scissett Middle School</a>	1.0 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	1.1 mi	Primary	<a href="#">Report card</a> →

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

## Flood risk

No modelled flood risk is recorded for HD8 9DQ in the EA Risk of Flooding from Rivers and Sea dataset.

Source: Environment Agency (Risk of Flooding from Rivers and Sea). Indicative, not an official flood search.

## How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9DQ
<b>Average sold price</b>	£298,195	£267,257	£259,794
<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	Low
<b>Gigabit broadband</b>	90%	88%	54%
<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.

## 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 9DQ.

[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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