

# Property report — HD8 9EJ

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
2025-12-12	£275,000	6 PICKLES LANE	Detached

Date	Price	Address	Type
2025-07-14	£320,000	26 PICKLES LANE	Detached
2022-07-15	£445,000	18 PICKLES LANE	Detached
2021-12-13	£282,500	3 WOOL PLACE	Terraced
2018-02-16	£180,000	6 PICKLES LANE	Detached
2017-07-12	£187,000	21 PICKLES LANE	Semi-detached
2014-01-08	£185,000	12 PICKLES LANE	Detached
2010-10-08	£193,000	22 PICKLES LANE	Detached
2007-09-14	£178,000	23 PICKLES LANE	Semi-detached
2006-02-10	£170,000	2 PICKLES LANE	Detached
2000-05-22	£72,250	24 PICKLES LANE	Detached
2000-05-19	£79,950	2 PICKLES LANE	Detached
1996-05-24	£20,000	2 WOOL PLACE	Terraced
1996-03-27	£78,000	3 WOOL PLACE	Terraced
1995-04-13	£125,000	6 WOOL PLACE	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
Skelmanthorpe Academy	0.3 mi	Primary	Good (2020)
St Aidan's Church of England Academy	0.4 mi	Primary	—
Scissett Middle School	0.6 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	0.7 mi	Primary	—
Denby Dale First and Nursery School	0.8 mi	Primary	Good (2023)

School	Distance	Phase	Ofsted
Shelley College, A Share Academy	1.0 mi	Secondary	—

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 9EJ 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 9EJ
Average sold price	£298,195	£267,257	£186,047
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	100%
Superfast broadband	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 9EJ.

[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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