

Property report — HD8 9HB

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
2025-12-19	£213,835	4 GROSVENOR TERRACE	Terraced

Date	Price	Address	Type
2023-02-06	£168,000	2 GROSVENOR TERRACE	Terraced
2021-06-30	£145,000	3 GROSVENOR TERRACE	Terraced
2014-12-05	£120,000	1 GROSVENOR TERRACE	Terraced
2010-07-02	£110,000	3 GROSVENOR TERRACE	Terraced
2006-06-21	£119,950	4 GROSVENOR TERRACE	Terraced
2004-05-28	£90,000	4 GROSVENOR TERRACE	Terraced
2003-06-16	£76,950	1 GROSVENOR TERRACE	Terraced
2000-06-26	£35,500	2 GROSVENOR TERRACE	Terraced
1999-06-25	£32,500	3 GROSVENOR TERRACE	Terraced
1995-08-30	£44,000	4 GROSVENOR TERRACE	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.2 mi	Primary	—
Scissett Church of England Academy	0.4 mi	Primary	—
Scissett Middle School	0.5 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.2 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.5 mi	Primary	—
Emley First School	1.7 mi	Primary	Outstanding (2024)

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 9HB 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 9HB
Average sold price	£298,195	£267,257	£105,067
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 9HB.

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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.