

# Property report — HD8 9RT

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
2017-09-19	£370,000	2 SCHOOL LANE	Detached

Date	Price	Address	Type
2016-10-20	£335,000	20 SCHOOL LANE	Detached
2014-12-01	£177,300	20 SCHOOL LANE	Detached
2014-10-27	£280,000	WEST PORT HOUSE SCHOOL LANE	Detached
2014-05-16	£325,000	2 SCHOOL LANE	Detached
2013-11-29	£122,500	COTSMEAD, 10 SCHOOL LANE	Semi-detached
2009-01-05	£120,000	6 SCHOOL LANE	Detached
2006-06-23	£172,000	29 SCHOOL LANE	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Emley First School	0.0 mi	Primary	Outstanding (2024)
Flockton CofE (C) First School	1.2 mi	Primary	—
Scissett Middle School	1.6 mi	Middle deemed secondary	Good (2019)
Kaye's Academy	1.6 mi	Primary	—
Scissett Church of England Academy	1.6 mi	Primary	—
Skelmanthorpe Academy	1.7 mi	Primary	Good (2020)

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 9RT 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 9RT
Average sold price	£298,195	£267,257	£237,725
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 9RT.

[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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