

Property report — HD8 9TL

Open-data due diligence for HD8 9TL and the area around it.

HD8 9TL in brief: 2 recorded sales (£63,000–£84,000) · no modelled flood risk · 6 schools nearby.

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 9TL** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 9** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

£267,257

SECTOR HD8 9 · 289 sales

POPULATION

13,322

SECTOR HD8 9

CRIMES RECORDED

25

SECTOR HD8 9 · Apr 26

SCHOOLS

8

SECTOR HD8 9

FLOOD RISK

None modelled

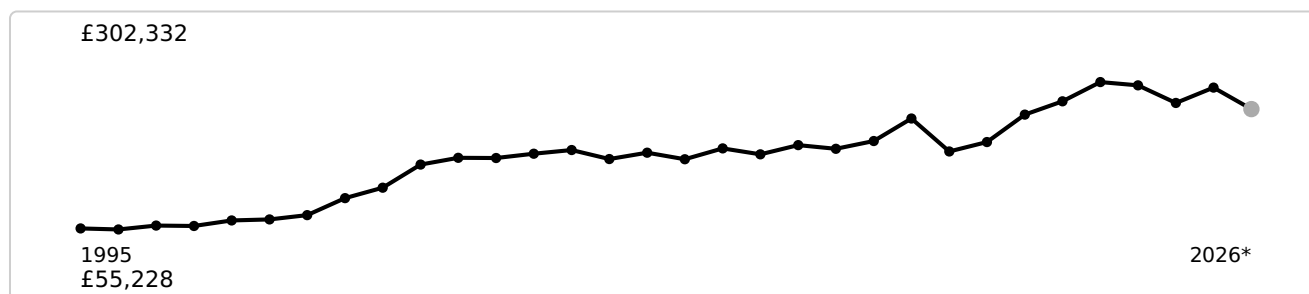
THIS POSTCODE

GIGABIT BROADBAND

88%

SECTOR HD8 9 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD8 9, 1995-2026. **2026 is a part year** (42 sales so far) — shown greyed. Hover a point to read its value. Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2002-09-20	£84,000	1 RODLEY LANE	Semi-detached
1997-03-27	£63,000	1 RODLEY LANE	Semi-detached

2 recorded sales on HD8 9TL. 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	Report card →
Kaye's Academy	1.6 mi	Primary	Report card →
Scissett Middle School	1.6 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.7 mi	Primary	Report card →
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.

Recorded crimes per month in HD8 9 (May 24–Apr 26, average 26/month). Hover a point to read the count. Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD8 9TL in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9TL
Average sold price	£298,195	£267,257	£73,500
Population	44,677	13,322	—
Deprivation decile (1 = most deprived)	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.

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Report generated 28 June 2026. Open data is refreshed periodically; HM Land Registry Price Paid typically lags by around two months, so the most recent sales may not appear yet.

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