

Property report — HD8 9UY

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
2026-01-30	£410,000	14 WILLOW GARDENS	Detached

Date	Price	Address	Type
2025-08-29	£330,000	17 WILLOW GARDENS	Detached
2025-07-01	£284,000	15 WILLOW GARDENS	Semi-detached
2025-06-06	£500,000	20 WILLOW GARDENS	Detached
2024-12-04	£280,000	12 WILLOW GARDENS	Semi-detached
2024-10-04	£485,000	22 WILLOW GARDENS	Detached
2024-09-20	£275,000	2 WILLOW GARDENS	Semi-detached
2024-05-10	£280,000	15 WILLOW GARDENS	Semi-detached
2023-11-29	£335,000	3 WILLOW GARDENS	Detached
2022-04-28	£460,000	20 WILLOW GARDENS	Detached
2022-04-07	£280,000	11 WILLOW GARDENS	Semi-detached
2021-08-27	£254,950	4 WILLOW GARDENS	Semi-detached
2021-08-02	£254,950	2 WILLOW GARDENS	Semi-detached
2021-03-24	£329,950	6 WILLOW GARDENS	Detached
2019-11-22	£414,950	26 WILLOW GARDENS	Detached
2019-11-15	£459,950	18 WILLOW GARDENS	Detached
2019-09-26	£409,950	20 WILLOW GARDENS	Detached
2019-08-16	£414,950	24 WILLOW GARDENS	Detached
2019-08-09	£289,950	17 WILLOW GARDENS	Detached
2019-08-09	£249,950	15 WILLOW GARDENS	Semi-detached
2019-06-28	£434,950	28 WILLOW GARDENS	Detached
2019-05-24	£249,950	11 WILLOW GARDENS	Semi-detached
2019-05-17	£335,000	1 WILLOW GARDENS	Detached
2019-05-10	£435,950	22 WILLOW GARDENS	Detached
2019-03-29	£269,950	9 WILLOW GARDENS	Detached
2019-03-04	£329,950	16 WILLOW GARDENS	Detached
2019-02-06	£249,950	10 WILLOW GARDENS	Semi-detached

Date	Price	Address	Type
2019-01-25	£249,950	12 WILLOW GARDENS	Semi-detached
2019-01-25	£279,950	14 WILLOW GARDENS	Detached
2018-12-14	£282,950	7 WILLOW GARDENS	Detached
2018-12-07	£282,950	3 WILLOW GARDENS	Detached
2018-11-30	£325,950	8 WILLOW GARDENS	Detached
2018-11-16	£325,950	5 WILLOW GARDENS	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Scissett Church of England Academy	0.4 mi	Primary	—
Kaye's Academy	0.4 mi	Primary	—
Scissett Middle School	0.4 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.1 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.3 mi	Primary	—
Emley First School	1.4 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

Flood risk at this postcode: Low — 2 properties here fall in an at-risk band (0 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 9UY
Average sold price	£298,195	£267,257	£334,908
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 9UY.

[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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