

Property report — HD8 9ZE

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 |
|------------|----------|---------------|---------------|
| 2023-12-01 | £130,000 | 4 RIBBON LANE | Semi-detached |

| Date | Price | Address | Type |
|------------|----------|----------------|---------------|
| 2023-12-01 | £130,000 | 2 RIBBON LANE | Semi-detached |
| 2023-09-28 | £189,000 | 5 RIBBON LANE | Terraced |
| 2023-09-28 | £130,000 | 15 RIBBON LANE | Semi-detached |
| 2023-09-28 | £130,000 | 11 RIBBON LANE | Semi-detached |
| 2023-09-28 | £189,000 | 7 RIBBON LANE | Terraced |
| 2023-09-28 | £189,000 | 9 RIBBON LANE | Terraced |
| 2023-06-30 | £229,950 | 3 RIBBON LANE | Semi-detached |
| 2023-06-29 | £234,950 | 1 RIBBON LANE | Semi-detached |

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

Nearest schools

| School | Distance | Phase | Ofsted |
|--------------------------------------|----------|-------------------------|-------------|
| Shelley College, A Share Academy | 0.2 mi | Secondary | — |
| St Aidan's Church of England Academy | 0.5 mi | Primary | — |
| Skelmanthorpe Academy | 0.6 mi | Primary | Good (2020) |
| Denby Dale First and Nursery School | 0.9 mi | Primary | Good (2023) |
| Scissett Middle School | 1.4 mi | Middle deemed secondary | Good (2019) |
| Cumberworth CofE First School | 1.4 mi | Primary | — |

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 9ZE 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 9ZE |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £298,195 | £267,257 | £172,433 |
| 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.

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