

# Property report — HD8 9DW

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
2022-08-22	£251,000	18 MANORSTEAD	Semi-detached

Date	Price	Address	Type
2022-05-06	£385,750	49 MANORSTEAD	Detached
2022-03-16	£166,500	30 MANORSTEAD	Terraced
2021-11-12	£256,500	7 MANORSTEAD	Semi-detached
2021-02-19	£420,000	HIGHFIELDS MANORSTEAD	Detached
2020-11-13	£212,500	33 MANORSTEAD	Detached
2020-06-05	£157,500	7 MANORSTEAD	Semi-detached
2019-04-05	£125,000	10 MANORSTEAD	Terraced
2018-04-27	£213,000	33 MANORSTEAD	Detached
2017-11-24	£192,500	5 MANORSTEAD	Semi-detached
2015-07-09	£127,000	18 MANORSTEAD	Semi-detached
2015-01-30	£115,000	12 MANORSTEAD	Terraced
2010-04-23	£137,000	23 MANORSTEAD	Semi-detached
2009-01-30	£78,000	17 MANORSTEAD	Terraced
2006-04-24	£88,000	10 MANORSTEAD	Terraced
2006-01-20	£119,950	18 MANORSTEAD	Semi-detached
2006-01-20	£93,000	9A MANORSTEAD	Terraced
2005-08-31	£194,000	49 MANORSTEAD	Detached
2002-08-05	£21,240	17 MANORSTEAD	Terraced
2002-03-01	£42,000	9A MANORSTEAD	Terraced
2001-05-11	£46,000	11 MANORSTEAD	Terraced
1999-06-02	£123,500	HIGHFIELDS MANORSTEAD	Detached
1997-06-19	£40,250	1 MANORSTEAD	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
St Aidan's Church of England Academy	0.2 mi	Primary	—
Skelmanthorpe Academy	0.3 mi	Primary	Good (2020)
Denby Dale First and Nursery School	0.7 mi	Primary	Good (2023)
Scissett Middle School	0.8 mi	Middle deemed secondary	Good (2019)
Shelley College, A Share Academy	0.8 mi	Secondary	—
Scissett Church of England Academy	0.9 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 9DW 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 9DW
Average sold price	£298,195	£267,257	£156,747
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Low

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9DW
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

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### 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 9DW.

[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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