

# Property report — HD8 9ET

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
2026-02-18	£213,500	27 MEADOW VIEW	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2024-08-29	£205,000	22 MEADOW VIEW	Semi-detached
2023-03-30	£250,000	17 MEADOW VIEW	Semi-detached
2021-09-23	£235,000	19 MEADOW VIEW	Semi-detached
2021-03-31	£229,995	10 MEADOW VIEW	Semi-detached
2019-06-07	£175,000	19 MEADOW VIEW	Semi-detached
2017-01-13	£194,000	12 MEADOW VIEW	Detached
2015-03-06	£175,000	18 MEADOW VIEW	Detached
2014-11-25	£200,000	7 MEADOW VIEW	Semi-detached
2013-09-06	£154,995	15 MEADOW VIEW	Semi-detached
2013-01-03	£172,500	8 MEADOW VIEW	Detached
2011-05-25	£113,000	8 MEADOW VIEW	Detached
2010-08-27	£163,500	27 MEADOW VIEW	Semi-detached
2010-01-29	£162,500	19 MEADOW VIEW	Semi-detached
2006-11-10	£168,000	19 MEADOW VIEW	Semi-detached
2003-11-28	£165,000	14 MEADOW VIEW	Detached
2002-12-06	£127,000	10 MEADOW VIEW	Semi-detached
2002-08-30	£98,000	11 MEADOW VIEW	Semi-detached
2002-01-11	£71,000	27 MEADOW VIEW	Semi-detached
2001-12-19	£56,500	11 MEADOW VIEW	Semi-detached
2001-10-26	£78,000	31 MEADOW VIEW	Semi-detached
2001-01-26	£69,500	29 MEADOW VIEW	Semi-detached
2000-09-18	£55,000	7 MEADOW VIEW	Semi-detached
1999-12-03	£73,000	5 MEADOW VIEW	Semi-detached
1999-04-16	£56,000	11 MEADOW VIEW	Semi-detached
1996-09-27	£52,000	6 MEADOW VIEW	Detached
1996-04-10	£45,000	5 MEADOW VIEW	Semi-detached

Date	Price	Address	Type
1995-10-06	£62,000	2 MEADOW VIEW	Detached

28 recorded sales on HD8 9ET. 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	0.3 mi	Primary	—
Skelmanthorpe Academy	0.3 mi	Primary	Good (2020)
Denby Dale First and Nursery School	0.6 mi	Primary	Good (2023)
Scissett Middle School	0.7 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	0.8 mi	Primary	—
Shelley College, A Share Academy	0.9 mi	Secondary	—

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 9ET 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 9ET
Average sold price	£298,195	£267,257	£136,428
Population	44,677	13,322	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9ET
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 9ET.

[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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