

# Property report — HD8 9NN

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
2025-10-16	£420,000	74 WAKEFIELD ROAD	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2025-04-11	£335,000	92 WAKEFIELD ROAD	Detached
2022-09-23	£253,500	96 WAKEFIELD ROAD	Detached
2021-04-30	£328,000	74 WAKEFIELD ROAD	Detached
2020-10-30	£230,000	99 WAKEFIELD ROAD	Terraced
2018-08-03	£210,000	85 WAKEFIELD ROAD	Detached
2017-10-20	£235,000	78 WAKEFIELD ROAD	Detached
2017-07-31	£237,500	76 WAKEFIELD ROAD	Detached
2016-10-21	£205,000	99 WAKEFIELD ROAD	Terraced
2015-07-10	£225,000	74 WAKEFIELD ROAD	Detached
2015-04-28	£200,000	76 WAKEFIELD ROAD	Detached
2014-09-02	£247,500	89 WAKEFIELD ROAD	Detached
2013-09-05	£140,000	74 WAKEFIELD ROAD	Other
2012-07-20	£152,500	82 WAKEFIELD ROAD	Semi-detached
2009-07-17	£162,500	93 WAKEFIELD ROAD	Semi-detached
2007-07-27	£213,500	94 WAKEFIELD ROAD	Detached
2006-02-28	£140,000	84 WAKEFIELD ROAD	Semi-detached
2005-11-11	£200,000	87 WAKEFIELD ROAD	Detached
2005-07-14	£105,000	84 WAKEFIELD ROAD	Semi-detached
2004-11-26	£200,000	78 WAKEFIELD ROAD	Detached
2004-11-01	£198,500	89 WAKEFIELD ROAD	Detached
2004-10-21	£155,000	93 WAKEFIELD ROAD	Semi-detached
2002-06-28	£82,000	95 WAKEFIELD ROAD	Semi-detached
2000-08-31	£70,000	84 WAKEFIELD ROAD	Semi-detached
2000-04-28	£72,000	85 WAKEFIELD ROAD	Detached
2000-02-20	£63,500	91 WAKEFIELD ROAD	Semi-detached
1999-11-18	£70,950	95 WAKEFIELD ROAD	Semi-detached

Date	Price	Address	Type
1998-12-21	£66,000	93 WAKEFIELD ROAD	Semi-detached
1996-07-12	£59,995	93 WAKEFIELD ROAD	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.3 mi	Primary	—
Scissett Church of England Academy	0.5 mi	Primary	—
Scissett Middle School	0.6 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.2 mi	Primary	Good (2020)
Emley First School	1.4 mi	Primary	Outstanding (2024)
St Aidan's Church of England Academy	1.5 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

**Flood risk at this postcode: High** — 16 properties here fall in an at-risk band (4 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 9NN
Average sold price	£298,195	£267,257	£181,998
Population	44,677	13,322	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9NN
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	High
Gigabit broadband	90%	88%	96%
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 9NN.

[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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