

Property report — HD8 9RS

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
2025-07-22	£814,000		Detached

Date	Price	Address	Type
		THORNCLIFFE FARM HOUSE THORNCLIFFE LANE	
2025-02-14	£310,000	1 THORNCLIFFE LANE	Detached
2012-12-05	£500,000	THORNCLIFFE FARM HOUSE THORNCLIFFE LANE	Detached
2003-09-18	£345,100	4 THORNCLIFFE LANE	Semi-detached
2002-08-16	£340,000	THORNCLIFFE FARM THORNCLIFFE LANE	Detached
1996-04-12	£180,000	THORNCLIFFE FARM THORNCLIFFE LANE	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Emley First School	0.2 mi	Primary	Outstanding (2024)
Flockton CofE (C) First School	1.1 mi	Primary	—
Kaye's Academy	1.7 mi	Primary	—
Scissett Church of England Academy	1.8 mi	Primary	—
Scissett Middle School	1.8 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.9 mi	Primary	Good (2020)

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 9RS 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 9RS
Average sold price	£298,195	£267,257	£414,850
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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