

Property report — HD8 9UX

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
2026-02-20	£372,000	24 SYCAMORE CROFT	Detached

Date	Price	Address	Type
2025-09-05	£418,000	20 SYCAMORE CROFT	Detached
2025-05-01	£378,000	22 SYCAMORE CROFT	Detached
2024-03-08	£415,000	5 SYCAMORE CROFT	Detached
2024-02-16	£415,000	21 SYCAMORE CROFT	Detached
2023-09-13	£495,000	46 SYCAMORE CROFT	Detached
2022-11-04	£325,000	4 SYCAMORE CROFT	Detached
2021-04-23	£345,000	11 SYCAMORE CROFT	Detached
2021-02-20	£367,000	12 SYCAMORE CROFT	Detached
2020-10-09	£315,000	8 SYCAMORE CROFT	Detached
2020-06-18	£325,000	18 SYCAMORE CROFT	Detached
2018-06-15	£319,995	17 SYCAMORE CROFT	Detached
2018-06-15	£319,995	27 SYCAMORE CROFT	Detached
2018-06-01	£272,995	23 SYCAMORE CROFT	Detached
2018-05-18	£329,995	21 SYCAMORE CROFT	Detached
2018-05-18	£344,995	25 SYCAMORE CROFT	Detached
2018-04-27	£299,995	31 SYCAMORE CROFT	Detached
2018-04-20	£274,995	15 SYCAMORE CROFT	Detached
2018-04-13	£334,995	19 SYCAMORE CROFT	Detached
2018-03-29	£329,995	12 SYCAMORE CROFT	Detached
2018-03-29	£304,995	14 SYCAMORE CROFT	Detached
2018-03-28	£329,995	7 SYCAMORE CROFT	Detached
2018-03-27	£419,995	29 SYCAMORE CROFT	Detached
2018-03-16	£314,995	44 SYCAMORE CROFT	Detached
2018-03-16	£322,995	37 SYCAMORE CROFT	Detached
2018-03-13	£361,995	11 SYCAMORE CROFT	Detached
2018-02-23	£269,995	33 SYCAMORE CROFT	Detached

Date	Price	Address	Type
2018-02-09	£419,995	50 SYCAMORE CROFT	Detached
2018-01-31	£309,995	10 SYCAMORE CROFT	Detached
2017-12-21	£314,995	35 SYCAMORE CROFT	Detached
2017-12-21	£389,995	48 SYCAMORE CROFT	Detached
2017-12-20	£389,995	46 SYCAMORE CROFT	Detached
2017-12-20	£359,995	16 SYCAMORE CROFT	Detached
2017-12-15	£299,995	24 SYCAMORE CROFT	Detached
2017-12-15	£329,995	9 SYCAMORE CROFT	Detached
2017-11-17	£345,000	5 SYCAMORE CROFT	Detached
2017-11-17	£319,995	22 SYCAMORE CROFT	Detached
2017-10-26	£361,995	18 SYCAMORE CROFT	Detached
2017-09-29	£299,995	42 SYCAMORE CROFT	Detached
2017-09-29	£344,995	20 SYCAMORE CROFT	Detached
2017-09-29	£409,995	1 SYCAMORE CROFT	Detached
2017-06-30	£252,995	4 SYCAMORE CROFT	Detached
2017-06-30	£329,995	8 SYCAMORE CROFT	Detached
2017-06-30	£349,995	2 SYCAMORE CROFT	Detached
2017-06-29	£64,273	40 SYCAMORE CROFT	Semi-detached
2017-06-29	£64,273	38 SYCAMORE CROFT	Semi-detached
2017-06-29	£64,273	36 SYCAMORE CROFT	Terraced
2017-06-29	£64,273	32 SYCAMORE CROFT	Terraced
2017-06-29	£64,273	34 SYCAMORE CROFT	Terraced
2017-06-29	£58,443	30 SYCAMORE CROFT	Terraced
2017-06-29	£58,443	28 SYCAMORE CROFT	Terraced
2017-06-29	£58,443	26 SYCAMORE CROFT	Terraced
2017-06-22	£299,995	6 SYCAMORE CROFT	Detached

Date	Price	Address	Type
2017-06-16	£339,995	3 SYCAMORE CROFT	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Skelmanthorpe Academy	0.1 mi	Primary	Good (2020)
St Aidan's Church of England Academy	0.3 mi	Primary	—
Scissett Middle School	0.6 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	0.8 mi	Primary	—
Denby Dale First and Nursery School	0.9 mi	Primary	Good (2023)
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 9UX 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 9UX
Average sold price	£298,195	£267,257	£301,658
Population	44,677	13,322	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9UX
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 9UX.

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