

Property report — HD8 9WF

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
2025-09-05	£485,000	6 BEANLANDS COURT	Detached

Date	Price	Address	Type
2022-02-04	£364,950	4 BEANLANDS COURT	Detached
2022-01-28	£309,950	3 BEANLANDS COURT	Detached
2022-01-21	£359,950	2 BEANLANDS COURT	Detached
2022-01-14	£309,950	1 BEANLANDS COURT	Detached
2021-12-10	£359,950	5 BEANLANDS COURT	Detached
2021-12-03	£374,950	6 BEANLANDS COURT	Detached
2021-11-26	£439,950	7 BEANLANDS COURT	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Scissett Middle School	0.3 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	0.3 mi	Primary	—
Kaye's Academy	0.7 mi	Primary	—
Skelmanthorpe Academy	0.8 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.0 mi	Primary	—
Emley First School	1.4 mi	Primary	Outstanding (2024)

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 9WF 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 9WF
Average sold price	£298,195	£267,257	£375,581
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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