

Property report — HD8 9XD

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
2003-12-12	£179,950	2 CLIFTON VIEW	Detached

Date	Price	Address	Type
1999-01-15	£85,000	2 CLIFTON VIEW	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.2 mi	Primary	—
Scissett Church of England Academy	0.7 mi	Primary	—
Scissett Middle School	0.8 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.7 mi	Primary	—
Emley First School	1.8 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 9XD 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 9XD
Average sold price	£298,195	£267,257	£132,475
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9XD
Schools	20	8	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	17%
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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