

Property report — HD8 9AD

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-price trend (1995-2026)



Average sold price in HD8 9 by year, 1995-2026 (latest £256,896). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2023-10-17	£355,000	1 RESERVOIR VIEW	Detached
2023-05-22	£285,000	16 RESERVOIR VIEW	Semi-detached
2022-08-03	£385,000	17 RESERVOIR VIEW	Semi-detached
2022-05-20	£385,000	18 RESERVOIR VIEW	Semi-detached
2020-09-23	£212,500	16 RESERVOIR VIEW	Semi-detached
2018-05-04	£234,000	3 RESERVOIR VIEW	Semi-detached
2018-03-01	£232,500	15 RESERVOIR VIEW	Semi-detached
2017-06-30	£149,500	15 RESERVOIR VIEW	Semi-detached
2010-02-02	£135,000	4 RESERVOIR VIEW	Semi-detached
2009-07-03	£170,000	14 RESERVOIR VIEW	Semi-detached
2008-11-27	£157,000	RESERVOIR VIEW	Semi-detached
1999-07-02	£53,950	4 RESERVOIR VIEW	Semi-detached
1996-05-16	£95,000	6 RESERVOIR VIEW	Detached
1995-04-21	£59,995	15 RESERVOIR VIEW	Semi-detached
1995-02-06	£63,250	14 RESERVOIR VIEW	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Shelley College, A Share Academy	0.1 mi	Secondary	Report card →
St Aidan's Church of England Academy	0.5 mi	Primary	Report card →
Skelmanthorpe Academy	0.7 mi	Primary	Good (2020)
Denby Dale First and Nursery School	1.0 mi	Primary	Good (2023)
Scissett Middle School	1.4 mi	Middle deemed secondary	Good (2019)
Cumberworth CofE First School	1.4 mi	Primary	Report card →

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

What's nearby

Nearest GP surgeries: SKELMANTHORPE FAMILY DOCTORS (0.5 mi) · DEARNE VALLEY HEALTH CENTRE (1.5 mi) · KIRKBURTON HEALTH CENTRE (1.9 mi)

Nearest listed buildings: 1, WOOD STREET (Grade II) (0.3 mi) · CHURCH OF ST AIDAN (Grade II) (0.4 mi) · 39 41 AND 43, STATION ROAD (Grade II) (0.4 mi)

Nearest pharmacies: WELL (0.5 mi) · DENBY PHARMACY (1.3 mi) · WELL (1.5 mi)

Nearest stations: Denby Dale (1.3 mi) · Shepley (1.7 mi) · Stocksmoor (2.5 mi)

Nearest supermarkets: Co-op Food (0.5 mi) · The Co-operative Food (2.0 mi) · The Co-operative Food (2.1 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

Who lives here

Median age

48

One-person households

27%
Households with children
27%
Households
5,694

Owned 78% · Social rent 8% · Private rent 14%

Census 2021 (ONS), for HD8 9.

Flood risk

No modelled flood risk is recorded for HD8 9AD 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 9AD
Average sold price	£298,195	£267,257	£198,180
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 9AD.

[Compare conveyancing quotes →](#)

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