

Property report — HD8 9AH

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

Sold prices on this postcode

| Date | Price | Address | Type |
|------------|----------|---------------------|---------------|
| 2025-12-05 | £310,000 | 21 WESTFIELD AVENUE | Semi-detached |
| 2025-10-03 | £440,000 | 30 WESTFIELD AVENUE | Detached |
| 2024-08-16 | £200,000 | 1 WESTFIELD AVENUE | Semi-detached |
| 2024-02-23 | £214,000 | 20 WESTFIELD AVENUE | Semi-detached |
| 2022-09-05 | £220,000 | 1 WESTFIELD AVENUE | Semi-detached |
| 2022-09-05 | £250,000 | 6 WESTFIELD AVENUE | Terraced |
| 2022-04-05 | £375,000 | 57 WESTFIELD AVENUE | Detached |
| 2021-02-11 | £172,500 | 21 WESTFIELD AVENUE | Semi-detached |
| 2020-12-03 | £222,500 | 26 WESTFIELD AVENUE | Detached |
| 2020-09-04 | £210,000 | 37 WESTFIELD AVENUE | Semi-detached |
| 2020-06-12 | £140,000 | 31 WESTFIELD AVENUE | Semi-detached |
| 2019-04-08 | £161,500 | 12 WESTFIELD AVENUE | Semi-detached |
| 2018-09-28 | £158,500 | 5 WESTFIELD AVENUE | Semi-detached |
| 2018-08-17 | £285,000 | 55 WESTFIELD AVENUE | Detached |
| 2013-03-15 | £122,500 | 12 WESTFIELD AVENUE | Semi-detached |
| 2013-01-25 | £236,500 | 30 WESTFIELD AVENUE | Detached |
| 2011-08-11 | £150,000 | 49 WESTFIELD AVENUE | Detached |

| Date | Price | Address | Type |
|------------|----------|---------------------|---------------|
| 2010-11-26 | £125,000 | 11 WESTFIELD AVENUE | Semi-detached |
| 2010-03-26 | £216,000 | 30 WESTFIELD AVENUE | Detached |
| 2007-08-03 | £190,000 | 15 WESTFIELD AVENUE | Semi-detached |
| 2006-11-17 | £243,000 | 24 WESTFIELD AVENUE | Detached |
| 2006-01-27 | £215,000 | 55 WESTFIELD AVENUE | Detached |
| 2005-12-16 | £213,500 | 51 WESTFIELD AVENUE | Detached |
| 2005-10-21 | £225,000 | 53 WESTFIELD AVENUE | Detached |
| 2005-08-16 | £150,000 | 55 WESTFIELD AVENUE | Detached |
| 2003-12-12 | £70,000 | 14 WESTFIELD AVENUE | Semi-detached |
| 2003-07-25 | £98,000 | 6 WESTFIELD AVENUE | Terraced |
| 2002-04-26 | £130,000 | 53 WESTFIELD AVENUE | Detached |
| 2002-03-28 | £50,000 | 41 WESTFIELD AVENUE | Detached |
| 1998-11-17 | £72,000 | 30 WESTFIELD AVENUE | Detached |
| 1998-05-15 | £55,000 | 20 WESTFIELD AVENUE | Semi-detached |
| 1997-12-19 | £58,500 | 6 WESTFIELD AVENUE | Terraced |
| 1997-02-10 | £50,000 | 16 WESTFIELD AVENUE | Semi-detached |
| 1996-12-02 | £72,500 | 53 WESTFIELD AVENUE | Detached |
| 1995-12-01 | £51,500 | 22 WESTFIELD AVENUE | Semi-detached |

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

Nearest schools

| School | Distance | Phase | Ofsted |
|--|----------|-----------|----------------------------------|
| St Aidan's Church of England Academy | 0.3 mi | Primary | Report card → |
| Shelley College, A Share Academy | 0.4 mi | Secondary | Report card → |

| School | Distance | Phase | Ofsted |
|---|----------|-------------------------|----------------------------------|
| Skelmanthorpe Academy | 0.5 mi | Primary | Good (2020) |
| Denby Dale First and Nursery School | 0.7 mi | Primary | Good (2023) |
| Scissett Middle School | 1.2 mi | Middle deemed secondary | Good (2019) |
| Scissett Church of England Academy | 1.3 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 (0.4 mi) · DEARNE VALLEY HEALTH CENTRE (1.3 mi) · SHEPLEY PRIMARY CARE LIMITED (2.3 mi)

Nearest listed buildings: CHURCH OF ST AIDAN (Grade II) (0.2 mi) · 1, WOOD STREET (Grade II) (0.3 mi) · 5, COMMERCIAL ROAD (Grade II) (0.3 mi)

Nearest pharmacies: WELL (0.4 mi) · DENBY PHARMACY (1.0 mi) · WELL (1.3 mi)

Nearest stations: Denby Dale (1.1 mi) · Shepley (2.0 mi) · Stocksmoor (2.7 mi)

Nearest supermarkets: Co-op Food (0.4 mi) · The Co-operative Food (2.1 mi) · The Co-operative Food (2.2 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 the HD8 9 area.

Flood risk

No modelled flood risk is recorded for HD8 9AH 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 9AH |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £298,195 | £267,257 | £175,800 |
| 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.

Your next steps

Get the official title document

The HM Land Registry title register shows the legal owner, price paid and any charges or covenants. Official copy, £7.

[View the title document at HM Land Registry →](#)

Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 9AH.

[Compare conveyancing quotes →](#)

We may earn a referral fee if you instruct a conveyancer through this link. It never changes your price, and you are always free to choose your own.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.