

Property report — HD8 9BA

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
2025-10-08	£725,000	96 STATION ROAD	Detached
2024-11-11	£190,000	71 STATION ROAD	Terraced
2024-10-16	£400,000	59B STATION ROAD	Semi-detached
2024-09-27	£136,000	54A STATION ROAD	Terraced
2023-11-03	£148,000	54 STATION ROAD	Terraced
2023-10-17	£115,000	71 STATION ROAD	Terraced
2023-08-31	£148,000	50A STATION ROAD	Terraced
2023-08-31	£148,000	52 STATION ROAD	Terraced
2023-08-25	£199,950	56 STATION ROAD	Terraced
2023-08-25	£151,200	50 STATION ROAD	Terraced
2023-08-25	£148,000	52A STATION ROAD	Terraced
2023-06-16	£220,000	58 STATION ROAD	Terraced
2023-03-16	£248,000	73 - 75 STATION ROAD	Semi-detached
2022-07-29	£190,000	64 STATION ROAD	Terraced
2022-03-31	£170,000	66 STATION ROAD	Terraced
2022-03-31	£420,000	LAWTON HOUSE, 68 STATION ROAD	Terraced
2021-12-16	£155,000	61 STATION ROAD	Semi-detached

Date	Price	Address	Type
2021-11-26	£275,000	65 STATION ROAD	Other
2020-11-06	£412,000	92 STATION ROAD	Other
2020-10-27	£165,075	62 STATION ROAD	Terraced
2017-02-17	£168,000	59 STATION ROAD	Semi-detached
2016-09-16	£136,000	62 STATION ROAD	Terraced
2015-11-10	£101,000	64 STATION ROAD	Terraced
2015-10-01	£100,000	60 STATION ROAD	Terraced
2015-05-11	£118,000	58 STATION ROAD	Terraced
2015-04-20	£240,000	48 STATION ROAD	Detached
2014-09-29	£117,000	62 STATION ROAD	Terraced
2013-10-07	£245,000	90 STATION ROAD	Semi-detached
2009-07-03	£110,000	66 STATION ROAD	Terraced
2009-04-24	£75,000	86 STATION ROAD	Semi-detached
2008-11-21	£175,000	59 STATION ROAD	Semi-detached
2007-12-05	£164,950	68 STATION ROAD	Terraced
2007-08-24	£325,000	96 STATION ROAD	Detached
2007-01-05	£119,000	60 STATION ROAD	Terraced
2006-07-28	£275,000	86 STATION ROAD	Semi-detached
2002-02-14	£85,000	61 STATION ROAD	Semi-detached
2000-08-25	£84,000	48 STATION ROAD	Detached
1998-05-28	£44,000	62 STATION ROAD	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Skelmanthorpe Academy	0.4 mi	Primary	Good (2020)

School	Distance	Phase	Ofsted
St Aidan's Church of England Academy	0.6 mi	Primary	Report card →
Shelley College, A Share Academy	0.7 mi	Secondary	Report card →
Scissett Middle School	1.0 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.1 mi	Primary	Report card →
Denby Dale First and Nursery School	1.2 mi	Primary	Good (2023)

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 (0.3 mi) · DEARNE VALLEY HEALTH CENTRE (1.1 mi) · KIRKBURTON HEALTH CENTRE (2.2 mi)

Nearest listed buildings: 39 41 AND 43, STATION ROAD (Grade II) (0.2 mi) · 12 AND 14, QUEEN STREET (Grade II) (0.3 mi) · 5, COMMERCIAL ROAD (Grade II) (0.3 mi)

Nearest pharmacies: WELL (0.3 mi) · WELL (1.1 mi) · DENBY PHARMACY (1.6 mi)

Nearest stations: Denby Dale (1.7 mi) · Shepley (2.3 mi) · Stocksmoor (3.0 mi)

Nearest supermarkets: Co-op Food (0.4 mi) · The Co-operative Food (2.6 mi) · The Co-operative Food (2.7 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 9BA 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 9BA
Average sold price	£298,195	£267,257	£195,952
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 9BA.

[Compare conveyancing quotes →](#)

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