

# Property report — HD8 9BU

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
2025-03-18	£249,950	31 DENE ROAD	Semi-detached
2025-03-12	£250,000	40 DENE ROAD	Detached
2024-12-20	£261,000	5 DENE ROAD	Detached
2024-08-16	£245,000	34 DENE ROAD	Semi-detached
2024-05-20	£207,500	33 DENE ROAD	Semi-detached
2023-03-31	£240,000	29 DENE ROAD	Semi-detached
2022-12-05	£245,000	27 DENE ROAD	Semi-detached
2021-03-15	£293,000	3 DENE ROAD	Semi-detached
2020-10-26	£215,000	41 DENE ROAD	Semi-detached
2020-08-11	£265,000	4 DENE ROAD	Detached
2020-03-06	£190,000	35 DENE ROAD	Semi-detached
2017-04-13	£199,950	41 DENE ROAD	Semi-detached
2016-09-19	£165,000	25 DENE ROAD	Detached
2016-07-29	£185,000	34 DENE ROAD	Semi-detached
2014-06-27	£153,000	35 DENE ROAD	Semi-detached
2013-11-29	£156,000	27 DENE ROAD	Semi-detached
2012-08-20	£164,000	34 DENE ROAD	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2011-10-03	£164,000	10 DENE ROAD	Detached
2011-09-23	£143,000	41 DENE ROAD	Semi-detached
2011-07-28	£169,000	28 DENE ROAD	Semi-detached
2010-05-24	£150,000	35 DENE ROAD	Semi-detached
2009-04-24	£150,000	36 DENE ROAD	Semi-detached
2008-05-23	£147,500	6 DENE ROAD	Semi-detached
2008-05-08	£160,000	17 DENE ROAD	Semi-detached
2008-02-22	£162,000	39 DENE ROAD	Semi-detached
2007-12-05	£218,000	14 DENE ROAD	Detached
2007-06-29	£204,000	9 DENE ROAD	Detached
2007-03-23	£140,000	20 DENE ROAD	Semi-detached
2007-03-23	£170,000	16 DENE ROAD	Detached
2006-09-15	£172,500	34 DENE ROAD	Semi-detached
2006-06-15	£160,000	40 DENE ROAD	Detached
2006-02-16	£238,000	47 DENE ROAD	Detached
2006-01-27	£185,000	9 DENE ROAD	Detached
2005-04-29	£164,950	31 DENE ROAD	Semi-detached
2005-01-21	£135,000	10 DENE ROAD	Detached
2004-11-26	£155,000	34 DENE ROAD	Semi-detached
2004-11-26	£162,500	20 DENE ROAD	Semi-detached
2004-11-05	£165,000	13 DENE ROAD	Detached
2004-10-06	£198,000	47 DENE ROAD	Detached
2004-07-12	£197,000	2 DENE ROAD	Detached
2004-01-15	£171,000	23 DENE ROAD	Detached
2003-12-16	£117,500	27 DENE ROAD	Semi-detached
2003-12-02	£117,000	24 DENE ROAD	Semi-detached

Date	Price	Address	Type
2003-09-05	£129,000	31 DENE ROAD	Semi-detached
2002-08-23	£110,000	3 DENE ROAD	Semi-detached
2002-06-26	£87,000	34 DENE ROAD	Semi-detached
2002-03-28	£86,500	29 DENE ROAD	Semi-detached
2002-03-28	£165,000	47 DENE ROAD	Detached
2002-02-06	£104,950	4 DENE ROAD	Detached
2001-05-25	£97,500	2 DENE ROAD	Detached
2000-11-24	£68,000	35 DENE ROAD	Semi-detached
1999-12-17	£59,500	38 DENE ROAD	Semi-detached
1999-04-29	£63,500	31 DENE ROAD	Semi-detached
1997-12-04	£60,000	28 DENE ROAD	Semi-detached
1997-11-10	£59,000	27 DENE ROAD	Semi-detached
1997-10-31	£59,950	34 DENE ROAD	Semi-detached
1997-07-31	£58,000	36 DENE ROAD	Semi-detached
1996-12-13	£57,500	41 DENE ROAD	Semi-detached
1996-04-03	£53,500	43 DENE ROAD	Semi-detached
1996-03-15	£54,000	40 DENE ROAD	Detached
1995-06-09	£53,000	6 DENE ROAD	Semi-detached
1995-04-21	£100,000	47 DENE ROAD	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">St Aidan's Church of England Academy</a>	0.3 mi	Primary	<a href="#">Report card</a> →
	0.4 mi	Secondary	

School	Distance	Phase	Ofsted
<a href="#">Shelley College, A Share Academy</a>			<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	0.6 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Denby Dale First and Nursery School</a>	0.7 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Scissett Middle School</a>	1.2 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	1.4 mi	Primary	<a href="#">Report card</a> →

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

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**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (0.4 mi) · DEARNE VALLEY HEALTH CENTRE (1.3 mi) · SHEPLEY PRIMARY CARE LIMITED (2.2 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) (0.4 mi)

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

**Nearest stations:** Denby Dale (1.1 mi) · Shepley (1.9 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

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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 9BU 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 9BU
Average sold price	£298,195	£267,257	£153,649
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 9BU.

[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.

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