

# Property report — HD8 9DF

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
2025-09-12	£167,500	15A SMITHY LANE	Semi-detached
2025-03-26	£250,000	23 SMITHY LANE	Semi-detached
2025-03-14	£345,000	59 SMITHY LANE	Detached
2023-01-10	£335,000	59 SMITHY LANE	Detached
2022-07-08	£253,000	23 SMITHY LANE	Semi-detached
2021-09-15	£92,000	1 SMITHY LANE	Flat
2021-04-19	£130,000	13 SMITHY LANE	Semi-detached
2020-07-16	£126,000	11 SMITHY LANE	Semi-detached
2020-01-03	£195,000	49 SMITHY LANE	Semi-detached
2019-04-12	£150,000	9 SMITHY LANE	Semi-detached
2017-08-17	£144,000	25 SMITHY LANE	Semi-detached
2016-10-07	£130,000	13 SMITHY LANE	Semi-detached
2014-12-19	£152,500	5 SMITHY LANE	Semi-detached
2014-02-25	£80,000	15A SMITHY LANE	Semi-detached
2012-10-05	£125,000	49 SMITHY LANE	Semi-detached
2012-08-24	£111,500	31 SMITHY LANE	Semi-detached
2008-02-08	£167,200	17 SMITHY LANE	Detached

Date	Price	Address	Type
2006-06-30	£125,000	11 SMITHY LANE	Semi-detached
2006-02-17	£116,500	35 SMITHY LANE	Terraced
2003-08-15	£113,750	17 SMITHY LANE	Detached
2003-04-28	£18,130	45 SMITHY LANE	Terraced
2003-04-17	£99,000	9 SMITHY LANE	Semi-detached
2003-03-24	£86,000	19 SMITHY LANE	Semi-detached
2003-01-31	£74,950	35 SMITHY LANE	Terraced
2000-12-21	£43,500	23 SMITHY LANE	Semi-detached
1999-08-23	£35,500	43 SMITHY LANE	Terraced
1999-08-09	£56,500	7 SMITHY LANE	Semi-detached
1999-04-01	£65,000	59 SMITHY LANE	Detached
1998-10-05	£35,000	11 SMITHY LANE	Detached
1997-06-13	£57,000	17 SMITHY LANE	Detached
1996-08-21	£38,000	9 SMITHY LANE	Semi-detached
1995-12-01	£38,000	43 SMITHY LANE	Terraced

32 recorded sales on HD8 9DF. 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>	0.1 mi	Primary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	0.2 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Shelley College, A Share Academy</a>	0.7 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Denby Dale First and Nursery School</a>	0.8 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Scissett Middle School</a>	0.9 mi		<a href="#">Good (2019)</a>

School	Distance	Phase	Ofsted
		Middle deemed secondary	
<a href="#">Scissett Church of England Academy</a>	1.0 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 (0.1 mi) · DEARNE VALLEY HEALTH CENTRE (0.9 mi) · KIRKBURTON HEALTH CENTRE (2.5 mi)

**Nearest listed buildings:** CENTRAL METHODIST CHURCH (Grade II) (0.1 mi) · FORECOURT WALL AND GATES TO CENTRAL METHODIST CHURCH (Grade II) (0.1 mi) · MANOR FARM JUBILEE YOUTH CENTRE (Grade II) (0.1 mi)

**Nearest pharmacies:** WELL (0.1 mi) · WELL (0.9 mi) · DENBY PHARMACY (1.1 mi)

**Nearest stations:** Denby Dale (1.3 mi) · Shepley (2.3 mi) · Stocksmoor (3.1 mi)

**Nearest supermarkets:** Co-op Food (0.1 mi) · The Co-operative Food (2.5 mi) · The Co-operative Food (2.5 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

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No modelled flood risk is recorded for HD8 9DF 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?

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Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9DF
Average sold price	£298,195	£267,257	£123,610
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%	97%
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

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### 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 9DF.

**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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