

Property report — HD8 9DS

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
2025-08-28	£80,000	92 COMMERCIAL ROAD	Terraced
2025-07-23	£155,000	170 COMMERCIAL ROAD	Terraced
2025-07-15	£155,000	94 COMMERCIAL ROAD	Semi-detached
2025-06-16	£565,000	144 COMMERCIAL ROAD	Detached
2025-05-30	£50,000	92 COMMERCIAL ROAD	Terraced
2024-12-17	£325,000	74 COMMERCIAL ROAD	Other
2024-11-15	£112,000	78 COMMERCIAL ROAD	Terraced
2024-05-31	£165,000	170 COMMERCIAL ROAD	Terraced
2024-05-03	£275,000	158 COMMERCIAL ROAD	Semi-detached
2024-04-22	£190,000	150 COMMERCIAL ROAD	Semi-detached
2024-01-12	£146,500	86 COMMERCIAL ROAD	Terraced
2023-11-29	£131,000	84 COMMERCIAL ROAD	Other
2023-06-05	£250,000	74 COMMERCIAL ROAD	Other
2023-04-03	£180,000	184 COMMERCIAL ROAD	Semi-detached
2022-09-23	£145,000	176 COMMERCIAL ROAD	Terraced

Date	Price	Address	Type
2022-08-05	£585,000	146 COMMERCIAL ROAD	Detached
2022-07-22	£260,000	148 COMMERCIAL ROAD	Semi-detached
2022-06-29	£320,000	182 COMMERCIAL ROAD	Semi-detached
2022-03-25	£220,000	66 COMMERCIAL ROAD	Detached
2022-02-18	£160,000	170 COMMERCIAL ROAD	Terraced
2021-11-25	£42,000	60A COMMERCIAL ROAD	Flat
2021-09-21	£200,000	158 COMMERCIAL ROAD	Semi-detached
2021-06-30	£113,750	94 COMMERCIAL ROAD	Semi-detached
2021-03-30	£457,500	146 COMMERCIAL ROAD	Detached
2020-10-27	£117,500	82 COMMERCIAL ROAD	Terraced
2019-12-18	£165,000	148 COMMERCIAL ROAD	Semi-detached
2019-12-13	£182,000	96 COMMERCIAL ROAD	Semi-detached
2019-08-30	£105,000	80 COMMERCIAL ROAD	Terraced
2019-05-10	£80,000	76 COMMERCIAL ROAD	Terraced
2017-09-01	£67,000	76 COMMERCIAL ROAD	Terraced
2017-06-15	£255,000	74 COMMERCIAL ROAD	Other
2017-03-10	£202,000	88 - 90 COMMERCIAL ROAD	Detached
2017-02-25	£129,200	74 COMMERCIAL ROAD	Other
2017-01-26	£90,000	94 COMMERCIAL ROAD	Semi-detached
2016-12-16	£110,000	84 COMMERCIAL ROAD	Semi-detached
2016-07-29	£88,000	78 COMMERCIAL ROAD	Terraced

Date	Price	Address	Type
2015-11-04	£181,000	HOLLY COTTAGE, 162 COMMERCIAL ROAD	Semi-detached
2015-09-18	£145,000	64 COMMERCIAL ROAD	Detached
2014-12-19	£83,000	82 COMMERCIAL ROAD	Terraced
2013-07-09	£85,000	96 COMMERCIAL ROAD	Semi-detached
2013-06-21	£125,000	182 COMMERCIAL ROAD	Semi-detached
2012-07-20	£148,000	180 COMMERCIAL ROAD	Terraced
2012-02-24	£217,000	160 COMMERCIAL ROAD	Detached
2011-08-16	£105,000	84 COMMERCIAL ROAD	Semi-detached
2010-03-18	£100,000	182 COMMERCIAL ROAD	Semi-detached
2009-04-17	£167,000	88 - 90 COMMERCIAL ROAD	Detached
2008-09-15	£175,000	LAVENDER COTTAGE, 164 COMMERCIAL ROAD	Semi-detached
2008-08-04	£35,000	58 COMMERCIAL ROAD	Terraced
2007-05-17	£22,000	64 COMMERCIAL ROAD	Terraced
2007-04-05	£117,000	80 COMMERCIAL ROAD	Terraced
2007-02-23	£110,000	94 COMMERCIAL ROAD	Semi-detached
2006-10-06	£119,000	170 COMMERCIAL ROAD	Terraced
2006-07-31	£148,000	LAVENDER COTTAGE, 164 COMMERCIAL ROAD	Semi-detached
2006-06-30	£173,000	88 - 90 COMMERCIAL ROAD	Detached
2006-03-31	£180,000	158 COMMERCIAL ROAD	Semi-detached
2006-02-10	£164,200	162 COMMERCIAL ROAD	Semi-detached

Date	Price	Address	Type
2005-12-16	£90,000	82 COMMERCIAL ROAD	Terraced
2004-10-08	£210,000	104A COMMERCIAL ROAD	Detached
2004-05-27	£26,500	62 COMMERCIAL ROAD	Terraced
2004-05-07	£129,995	162 COMMERCIAL ROAD	Semi-detached
2004-01-06	£59,500	174 COMMERCIAL ROAD	Terraced
2003-11-21	£32,000	60A COMMERCIAL ROAD	Flat
2003-10-27	£98,000	172 COMMERCIAL ROAD	Terraced
2002-06-21	£91,000	158 COMMERCIAL ROAD	Semi-detached
2002-06-11	£80,000	60 COMMERCIAL ROAD	Terraced
2001-12-18	£85,000	LAVENDER COTTAGE, 164 COMMERCIAL ROAD	Semi-detached
2001-12-07	£49,950	94 COMMERCIAL ROAD	Semi-detached
2001-04-12	£43,000	78 COMMERCIAL ROAD	Terraced
2001-03-30	£35,000	100 COMMERCIAL ROAD	Semi-detached
2001-02-16	£25,000	84 COMMERCIAL ROAD	Flat
2001-02-09	£42,250	82 COMMERCIAL ROAD	Terraced
2000-10-05	£59,000	162 COMMERCIAL ROAD	Semi-detached
2000-03-24	£31,650	76 COMMERCIAL ROAD	Terraced
1999-07-13	£31,000	80 COMMERCIAL ROAD	Terraced
1999-05-21	£41,000	198 COMMERCIAL ROAD	Semi-detached
1998-08-17	£36,000	92 COMMERCIAL ROAD	Terraced
1998-07-24	£77,950	88 - 90 COMMERCIAL ROAD	Detached

Date	Price	Address	Type
1998-03-20	£60,000	LAVENDER COTTAGE, 164 COMMERCIAL ROAD	Semi-detached
1997-09-17	£34,000	82 COMMERCIAL ROAD	Terraced
1996-04-26	£27,950	82 COMMERCIAL ROAD	Terraced
1996-04-02	£12,000	60A COMMERCIAL ROAD	Flat
1995-12-22	£30,500	80 COMMERCIAL ROAD	Terraced
1995-12-21	£28,000	76 COMMERCIAL ROAD	Terraced
1995-07-14	£58,500	LAVENDER COTTAGE, 164 COMMERCIAL ROAD	Semi-detached
1995-03-24	£30,500	82 COMMERCIAL ROAD	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Skelmanthorpe Academy	0.2 mi	Primary	Good (2020)
St Aidan's Church of England Academy	0.3 mi	Primary	Report card →
Scissett Middle School	0.6 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	0.8 mi	Primary	Report card →
Denby Dale First and Nursery School	0.8 mi	Primary	Good (2023)
Shelley College, A Share Academy	0.9 mi	Secondary	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 (0.3 mi) · DEARNE VALLEY HEALTH CENTRE (0.7 mi) · KIRKBURTON HEALTH CENTRE (2.7 mi)

Nearest listed buildings: 22 AND 24, KING STREET (Grade II) (0.2 mi) · 12 AND 14, QUEEN STREET (Grade II) (0.2 mi) · MANOR FARM JUBILEE YOUTH CENTRE (Grade II) (0.2 mi)

Nearest pharmacies: WELL (0.3 mi) · WELL (0.7 mi) · DENBY PHARMACY (1.2 mi)

Nearest stations: Denby Dale (1.4 mi) · Shepley (2.5 mi) · Stocksmoor (3.3 mi)

Nearest supermarkets: Co-op Food (0.3 mi) · The Co-operative Food (2.7 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 9DS 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 9DS
Average sold price	£298,195	£267,257	£130,916
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%	92%
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 9DS.

[Compare conveyancing quotes →](#)

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