

# Property report — HD8 9ET

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

## Sold prices on this postcode

Date	Price	Address	Type
2026-02-18	£213,500	27 MEADOW VIEW	Semi-detached
2024-08-29	£205,000	22 MEADOW VIEW	Semi-detached
2023-03-30	£250,000	17 MEADOW VIEW	Semi-detached
2021-09-23	£235,000	19 MEADOW VIEW	Semi-detached
2021-03-31	£229,995	10 MEADOW VIEW	Semi-detached
2019-06-07	£175,000	19 MEADOW VIEW	Semi-detached
2017-01-13	£194,000	12 MEADOW VIEW	Detached
2015-03-06	£175,000	18 MEADOW VIEW	Detached
2014-11-25	£200,000	7 MEADOW VIEW	Semi-detached
2013-09-06	£154,995	15 MEADOW VIEW	Semi-detached
2013-01-03	£172,500	8 MEADOW VIEW	Detached
2011-05-25	£113,000	8 MEADOW VIEW	Detached
2010-08-27	£163,500	27 MEADOW VIEW	Semi-detached
2010-01-29	£162,500	19 MEADOW VIEW	Semi-detached
2006-11-10	£168,000	19 MEADOW VIEW	Semi-detached
2003-11-28	£165,000	14 MEADOW VIEW	Detached
2002-12-06	£127,000	10 MEADOW VIEW	Semi-detached
2002-08-30	£98,000	11 MEADOW VIEW	Semi-detached

Date	Price	Address	Type
2002-01-11	£71,000	27 MEADOW VIEW	Semi-detached
2001-12-19	£56,500	11 MEADOW VIEW	Semi-detached
2001-10-26	£78,000	31 MEADOW VIEW	Semi-detached
2001-01-26	£69,500	29 MEADOW VIEW	Semi-detached
2000-09-18	£55,000	7 MEADOW VIEW	Semi-detached
1999-12-03	£73,000	5 MEADOW VIEW	Semi-detached
1999-04-16	£56,000	11 MEADOW VIEW	Semi-detached
1996-09-27	£52,000	6 MEADOW VIEW	Detached
1996-04-10	£45,000	5 MEADOW VIEW	Semi-detached
1995-10-06	£62,000	2 MEADOW VIEW	Detached

28 recorded sales on HD8 9ET. 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> →
<a href="#">Skelmanthorpe Academy</a>	0.3 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Denby Dale First and Nursery School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Scissett Middle School</a>	0.7 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	0.8 mi	Primary	<a href="#">Report card</a> →
<a href="#">Shelley College, A Share Academy</a>	0.9 mi	Secondary	<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 (0.7 mi) · KIRKBURTON HEALTH CENTRE (2.7 mi)

**Nearest listed buildings:** 22 AND 24, KING STREET (Grade II) (0.3 mi) · MANOR FARM JUBILEE YOUTH CENTRE (Grade II) (0.3 mi) · 12 AND 14, QUEEN STREET (Grade II) (0.3 mi)

**Nearest pharmacies:** WELL (0.4 mi) · WELL (0.7 mi) · DENBY PHARMACY (1.0 mi)

**Nearest stations:** Denby Dale (1.3 mi) · Shepley (2.5 mi) · Stocksmoor (3.3 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

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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 HD8 9.

## Flood risk

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No modelled flood risk is recorded for HD8 9ET 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 9ET
Average sold price	£298,195	£267,257	£136,428
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 9ET.

[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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