

Property report — HD8 9EX

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
2021-03-10	£205,000	7 BEDALE AVENUE	Semi-detached
2011-02-11	£168,000	9 BEDALE AVENUE	Semi-detached
2007-10-12	£175,000	9 BEDALE AVENUE	Semi-detached
2006-08-11	£178,500	6 BEDALE AVENUE	Semi-detached
2006-02-10	£164,950	8 BEDALE AVENUE	Semi-detached
2005-09-09	£150,000	8 BEDALE AVENUE	Semi-detached
2001-04-12	£62,500	8 BEDALE AVENUE	Semi-detached
1997-07-31	£76,000	12 BEDALE AVENUE	Detached
1996-04-01	£59,000	4 BEDALE AVENUE	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Shelley College, A Share Academy	0.3 mi	Secondary	Report card →
St Aidan's Church of England Academy	0.3 mi	Primary	Report card →
Skelmanthorpe Academy	0.6 mi	Primary	Good (2020)

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	0.8 mi	Primary	Good (2023)
Scissett Middle School	1.3 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.4 mi	Primary	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 (0.4 mi) · DEARNE VALLEY HEALTH CENTRE (1.3 mi) · KIRKBURTON HEALTH CENTRE (2.2 mi)

Nearest listed buildings: CHURCH OF ST AIDAN (Grade II) (0.2 mi) · 1, WOOD STREET (Grade II) (0.2 mi) · 5, COMMERCIAL ROAD (Grade II) (0.3 mi)

Nearest pharmacies: WELL (0.4 mi) · DENBY PHARMACY (1.1 mi) · WELL (1.3 mi)

Nearest stations: Denby Dale (1.2 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

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 9EX 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 9EX
Average sold price	£298,195	£267,257	£137,661
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.

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Compare conveyancing quotes →

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