

# Property report — HD8 9GY

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
2026-01-09	£232,500	17 BAILDON WAY	Terraced
2025-11-25	£290,000	1 BAILDON WAY	Terraced
2025-09-29	£210,000	21 BAILDON WAY	Terraced
2025-09-12	£210,000	27 BAILDON WAY	Semi-detached
2025-06-23	£195,000	25 BAILDON WAY	Terraced
2025-05-30	£215,000	37 BAILDON WAY	Semi-detached
2025-01-30	£320,000	83 BAILDON WAY	Terraced
2024-12-05	£210,000	47 BAILDON WAY	Semi-detached
2024-10-31	£300,000	61 BAILDON WAY	Terraced
2024-09-16	£295,000	49 BAILDON WAY	Terraced
2024-09-16	£185,000	33 BAILDON WAY	Terraced
2024-06-07	£195,000	43 BAILDON WAY	Semi-detached
2023-09-15	£300,000	55 BAILDON WAY	Semi-detached
2023-09-01	£195,000	39 BAILDON WAY	Semi-detached
2023-07-19	£187,000	29 BAILDON WAY	Semi-detached
2023-06-30	£178,000	27 BAILDON WAY	Semi-detached
2022-12-21	£127,500	20 BAILDON WAY	Flat

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2022-09-30	£290,000	4 BAILDON WAY	Terraced
2022-09-30	£290,000	51 BAILDON WAY	Terraced
2022-08-26	£305,000	75 BAILDON WAY	Terraced
2022-07-15	£195,000	9 BAILDON WAY	Semi-detached
2022-06-28	£375,000	109 BAILDON WAY	Detached
2022-05-31	£267,000	6 BAILDON WAY	Terraced
2022-01-21	£115,000	22 BAILDON WAY	Flat
2021-12-02	£310,000	73 BAILDON WAY	Semi-detached
2021-09-03	£185,000	47 BAILDON WAY	Semi-detached
2021-08-06	£252,500	83 BAILDON WAY	Terraced
2021-05-28	£175,000	23 BAILDON WAY	Terraced
2021-04-13	£340,000	109 BAILDON WAY	Detached
2021-02-22	£112,500	16 BAILDON WAY	Flat
2020-09-18	£170,000	15 BAILDON WAY	Terraced
2019-12-02	£165,000	39 BAILDON WAY	Semi-detached
2019-10-04	£375,000	85 BAILDON WAY	Detached
2019-07-23	£161,000	37 BAILDON WAY	Semi-detached
2019-07-19	£155,000	21 BAILDON WAY	Terraced
2019-04-17	£153,000	29 BAILDON WAY	Semi-detached
2019-04-05	£199,950	51 BAILDON WAY	Terraced
2019-01-04	£115,000	16 BAILDON WAY	Flat
2018-11-08	£125,000	20 BAILDON WAY	Flat
2018-09-06	£111,000	30 BAILDON WAY	Flat
2018-06-22	£335,000	50 BAILDON WAY	Detached
2018-06-12	£142,000	33 BAILDON WAY	Terraced
2018-06-08	£160,000	35 BAILDON WAY	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2018-05-17	£144,000	21 BAILDON WAY	Terraced
2018-03-23	£140,000	25 BAILDON WAY	Terraced
2017-12-08	£320,000	89 BAILDON WAY	Detached
2017-12-01	£290,000	109 BAILDON WAY	Detached
2017-10-27	£114,000	28 BAILDON WAY	Flat
2017-08-25	£114,000	24 BAILDON WAY	Flat
2017-08-04	£185,000	4 BAILDON WAY	Terraced
2017-07-14	£186,000	6 BAILDON WAY	Terraced
2017-03-14	£149,000	23 BAILDON WAY	Terraced
2017-01-13	£177,000	2 BAILDON WAY	Terraced
2017-01-13	£161,000	47 BAILDON WAY	Semi-detached
2016-12-23	£190,000	63 BAILDON WAY	Terraced
2016-12-16	£194,000	2 BAILDON WAY	Terraced
2016-11-17	£149,000	19 BAILDON WAY	Terraced
2016-11-07	£307,000	54 BAILDON WAY	Detached
2016-11-02	£312,000	40 BAILDON WAY	Detached
2016-03-18	£110,000	14 BAILDON WAY	Flat
2015-12-18	£210,000	2 BAILDON WAY	Terraced
2015-11-03	£139,000	45 BAILDON WAY	Semi-detached
2015-11-02	£289,950	115 BAILDON WAY	Detached
2015-10-09	£188,000	5 BAILDON WAY	Terraced
2015-10-09	£150,000	29 BAILDON WAY	Semi-detached
2015-09-04	£317,500	105 BAILDON WAY	Detached
2015-08-26	£199,000	34 BAILDON WAY	Terraced
2015-08-18	£115,000	22 BAILDON WAY	Flat
2015-05-08	£190,000	75 BAILDON WAY	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2015-04-24	£217,500	69 BAILDON WAY	Terraced
2015-04-02	£154,000	15 BAILDON WAY	Terraced
2013-12-20	£95,000	26 BAILDON WAY	Flat
2013-05-10	£133,000	39 BAILDON WAY	Semi-detached
2012-12-21	£310,500	101 BAILDON WAY	Detached
2012-12-17	£243,000	95 BAILDON WAY	Detached
2012-12-07	£182,500	49 BAILDON WAY	Terraced
2012-12-07	£299,950	113 BAILDON WAY	Detached
2012-05-11	£248,000	97 BAILDON WAY	Detached
2012-04-27	£105,000	16 BAILDON WAY	Flat
2012-03-15	£109,995	14 BAILDON WAY	Flat
2012-03-01	£90,000	32 BAILDON WAY	Flat
2012-01-06	£112,000	12 BAILDON WAY	Flat
2011-11-30	£250,000	95 BAILDON WAY	Detached
2011-11-03	£295,000	99 BAILDON WAY	Detached
2011-08-26	£115,000	10 BAILDON WAY	Flat
2011-08-24	£250,000	109 BAILDON WAY	Detached
2011-07-29	£110,000	20 BAILDON WAY	Flat
2011-07-29	£279,995	103 BAILDON WAY	Detached
2011-06-24	£265,495	111 BAILDON WAY	Detached
2011-06-17	£269,995	115 BAILDON WAY	Detached
2011-05-03	£321,000	85 BAILDON WAY	Detached
2011-04-28	£300,000	107 BAILDON WAY	Detached
2011-04-26	£300,000	105 BAILDON WAY	Detached
2011-04-21	£114,126	18 BAILDON WAY	Flat
2011-03-30	£208,495	83 BAILDON WAY	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2011-02-18	£250,000	48 BAILDON WAY	Detached
2011-01-28	£275,995	113 BAILDON WAY	Detached
2010-11-24	£275,995	54 BAILDON WAY	Detached
2010-08-31	£259,995	50 BAILDON WAY	Detached
2010-08-27	£205,000	63 BAILDON WAY	Terraced
2010-08-27	£205,000	81 BAILDON WAY	Terraced
2010-08-20	£205,000	79 BAILDON WAY	Terraced
2010-08-10	£210,000	77 BAILDON WAY	Semi-detached
2010-06-30	£115,000	28 BAILDON WAY	Flat
2010-04-23	£274,995	52 BAILDON WAY	Detached
2010-04-23	£300,000	44 BAILDON WAY	Detached
2010-04-21	£245,000	46 BAILDON WAY	Detached
2010-04-01	£209,500	71 BAILDON WAY	Terraced
2010-02-05	£250,000	40 BAILDON WAY	Detached
2010-01-26	£249,995	42 BAILDON WAY	Detached
2009-12-01	£200,000	36 BAILDON WAY	Terraced
2009-11-27	£217,000	65 BAILDON WAY	Semi-detached
2009-10-30	£249,995	93 BAILDON WAY	Detached
2009-10-30	£239,000	91 BAILDON WAY	Detached
2009-10-30	£205,000	67 BAILDON WAY	Terraced
2009-10-05	£115,000	22 BAILDON WAY	Flat
2009-09-30	£217,000	57 BAILDON WAY	Terraced
2009-08-21	£230,000	73 BAILDON WAY	Semi-detached
2009-07-31	£241,495	87 BAILDON WAY	Detached
2009-07-09	£205,000	53 BAILDON WAY	Semi-detached
2009-07-03	£220,000	59 BAILDON WAY	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2009-04-30	£230,000	69 BAILDON WAY	Terraced
2009-01-30	£227,500	61 BAILDON WAY	Terraced
2008-12-27	£121,500	24 BAILDON WAY	Flat
2008-11-14	£123,500	30 BAILDON WAY	Flat
2008-10-17	£275,000	89 BAILDON WAY	Detached
2008-06-30	£132,500	26 BAILDON WAY	Flat
2008-04-30	£134,500	32 BAILDON WAY	Flat
2008-04-25	£250,000	55 BAILDON WAY	Semi-detached
2008-03-07	£172,000	47 BAILDON WAY	Semi-detached
2007-11-23	£240,000	34 BAILDON WAY	Terraced
2007-11-22	£175,000	9 BAILDON WAY	Semi-detached
2007-10-12	£175,000	43 BAILDON WAY	Semi-detached
2007-10-12	£227,500	38 BAILDON WAY	Semi-detached
2007-09-21	£172,500	41 BAILDON WAY	Semi-detached
2007-08-14	£175,000	45 BAILDON WAY	Semi-detached
2007-08-10	£156,000	17 BAILDON WAY	Terraced
2007-07-06	£150,000	39 BAILDON WAY	Terraced
2007-05-15	£208,110	6 BAILDON WAY	Terraced
2007-05-15	£208,110	4 BAILDON WAY	Terraced
2007-04-10	£169,984	35 BAILDON WAY	Semi-detached
2007-04-05	£169,995	37 BAILDON WAY	Semi-detached
2007-03-16	£142,500	33 BAILDON WAY	Terraced
2007-02-16	£157,500	31 BAILDON WAY	Terraced
2007-02-15	£156,500	29 BAILDON WAY	Semi-detached
2007-02-09	£146,500	27 BAILDON WAY	Semi-detached
2007-02-02	£270,000	2 BAILDON WAY	Semi-detached

Date	Price	Address	Type
2007-01-04	£140,000	25 BILDON WAY	Terraced
2007-01-02	£150,000	23 BILDON WAY	Terraced
2006-12-04	£215,000	8 BILDON WAY	Terraced
2006-12-01	£145,700	19 BILDON WAY	Terraced
2006-10-19	£155,000	15 BILDON WAY	Terraced
2006-09-29	£155,000	11 BILDON WAY	Terraced
2006-09-01	£145,000	17 BILDON WAY	Terraced
2006-08-01	£207,500	3 BILDON WAY	Terraced
2006-06-21	£220,000	49 BILDON WAY	Terraced
2006-06-15	£215,000	51 BILDON WAY	Terraced
2006-06-09	£212,500	5 BILDON WAY	Terraced
2006-05-12	£220,000	7 BILDON WAY	Terraced
2004-05-03	£212,500	1 BILDON WAY	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Skelmanthorpe Academy</a>	0.4 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">St Aidan's Church of England Academy</a>	0.6 mi	Primary	<a href="#">Report card</a> →
<a href="#">Shelley College, A Share Academy</a>	0.6 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Scissett Middle School</a>	1.1 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	1.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">Denby Dale First and Nursery School</a>	1.2 mi	Primary	<a href="#">Good (2023)</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) · KIRKBURTON HEALTH CENTRE (2.1 mi)

**Nearest listed buildings:** 39 41 AND 43, STATION ROAD (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) · WELL (1.3 mi) · DENBY PHARMACY (1.6 mi)

**Nearest stations:** Denby Dale (1.7 mi) · Shepley (2.2 mi) · Stocksmoor (2.9 mi)

**Nearest supermarkets:** Co-op Food (0.4 mi) · The Co-operative Food (2.5 mi) · The Co-operative Food (2.6 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 9GY 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 9GY
Average sold price	£298,195	£267,257	£205,468
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%	86%
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 9GY.

[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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