

Property report — HD8 9HA

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
2025-06-25	£308,000	23 CHAPEL HILL	Semi-detached
2024-08-09	£255,000	37 CHAPEL HILL	Terraced
2020-02-24	£220,000	21 CHAPEL HILL	Terraced
2014-10-31	£163,000	35 CHAPEL HILL	Terraced
2014-07-24	£167,500	37 CHAPEL HILL	Terraced
2008-02-15	£181,000	29 CHAPEL HILL	Semi-detached
2007-06-15	£175,000	29 CHAPEL HILL	Semi-detached
2007-04-16	£181,500	23 CHAPEL HILL	Semi-detached
2006-04-28	£365,000	29A CHAPEL HILL	Detached
2002-12-09	£102,500	21 CHAPEL HILL	Terraced
2000-09-22	£82,500	27 CHAPEL HILL	Semi-detached
1999-02-19	£67,000	35 CHAPEL HILL	Semi-detached
1998-07-10	£70,950	27 CHAPEL HILL	Semi-detached
1997-08-27	£68,000	35 CHAPEL HILL	Semi-detached
1996-01-27	£59,000	39 CHAPEL HILL	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.2 mi	Primary	Report card →
Scissett Church of England Academy	0.4 mi	Primary	Report card →
Scissett Middle School	0.5 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.2 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.4 mi	Primary	Report card →
Emley First School	1.7 mi	Primary	Outstanding (2024)

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: DEARNE VALLEY HEALTH CENTRE (0.5 mi) · SKELMANTHORPE FAMILY DOCTORS (1.4 mi) · DARTON HEALTH CENTRE PRACTICE (3.6 mi)

Nearest hospitals: BARNSELY DISTRICT HOSPITAL (5.3 mi) · BARNSELY HOSPITAL (5.3 mi) · BARNSELY DISTRICT GENERAL HOSPITAL (5.3 mi)

Nearest listed buildings: CHURCH OF ALL SAINTS (Grade II) (0.3 mi) · CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.3 mi) · 21 AND 23, BILHAM ROAD (Grade II) (0.4 mi)

Nearest pharmacies: WELL (0.5 mi) · WELL (1.4 mi) · DENBY PHARMACY (2.0 mi)

Nearest stations: Denby Dale (2.4 mi) · Darton (3.5 mi) · Shepley (3.6 mi)

Nearest supermarkets: Co-op Food (1.4 mi) · Co-op Food (3.6 mi) · The Co-operative Food (3.9 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 HD8 9.

Flood risk

Flood risk at this postcode: Medium — 2 properties here fall in an at-risk band (1 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 9HA
Average sold price	£298,195	£267,257	£164,397
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Medium
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 9HA.

[Compare conveyancing quotes →](#)

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