

# Property report — HD8 9HF

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          |
|------------|----------|------------------|---------------|
| 2023-10-16 | £525,000 | 32 DUKEWOOD ROAD | Detached      |
| 2021-08-26 | £800,000 | 56 DUKEWOOD ROAD | Detached      |
| 2021-01-29 | £376,000 | 41 DUKEWOOD ROAD | Detached      |
| 2018-08-28 | £370,000 | 31 DUKEWOOD ROAD | Detached      |
| 2017-07-10 | £22,200  | 22 DUKEWOOD ROAD | Other         |
| 2016-11-03 | £133,000 | 6 DUKEWOOD ROAD  | Semi-detached |
| 2016-08-19 | £302,500 | 50 DUKEWOOD ROAD | Detached      |
| 2016-06-17 | £300,000 | 17 DUKEWOOD ROAD | Detached      |
| 2015-12-11 | £315,000 | 46 DUKEWOOD ROAD | Detached      |
| 2014-03-21 | £85,000  | 6 DUKEWOOD ROAD  | Semi-detached |
| 2014-01-17 | £305,000 | 53 DUKEWOOD ROAD | Detached      |
| 2013-12-06 | £250,000 | 34 DUKEWOOD ROAD | Detached      |
| 2010-05-04 | £285,000 | 55 DUKEWOOD ROAD | Detached      |
| 2009-08-14 | £125,000 | 3 DUKEWOOD ROAD  | Semi-detached |
| 2008-04-04 | £365,000 | 55 DUKEWOOD ROAD | Detached      |
| 2007-04-02 | £113,000 | 3 DUKEWOOD ROAD  | Semi-detached |
| 2006-07-31 | £345,000 | 60 DUKEWOOD ROAD | Detached      |

| <b>Date</b> | <b>Price</b> | <b>Address</b>   | <b>Type</b>   |
|-------------|--------------|------------------|---------------|
| 2005-10-05  | £276,500     | 54 DUKEWOOD ROAD | Detached      |
| 2003-07-25  | £250,000     | 31 DUKEWOOD ROAD | Detached      |
| 2001-12-17  | £160,000     | 35 DUKEWOOD ROAD | Detached      |
| 2001-11-19  | £148,000     | 43 DUKEWOOD ROAD | Detached      |
| 2001-02-14  | £134,000     | 35 DUKEWOOD ROAD | Detached      |
| 2000-11-13  | £41,000      | 2 DUKEWOOD ROAD  | Semi-detached |
| 2000-03-31  | £135,000     | 54 DUKEWOOD ROAD | Detached      |
| 1999-11-22  | £43,650      | 2 DUKEWOOD ROAD  | Semi-detached |
| 1999-10-27  | £114,995     | 19 DUKEWOOD ROAD | Detached      |
| 1999-07-23  | £126,000     | 52 DUKEWOOD ROAD | Detached      |
| 1999-07-12  | £32,500      | 55 DUKEWOOD ROAD | Detached      |
| 1998-11-18  | £45,000      | 58 DUKEWOOD ROAD | Semi-detached |
| 1998-10-30  | £30,000      | 53 DUKEWOOD ROAD | Detached      |
| 1998-06-19  | £140,000     | 51 DUKEWOOD ROAD | Detached      |
| 1998-05-29  | £122,000     | 33 DUKEWOOD ROAD | Detached      |
| 1997-12-19  | £125,000     | 44 DUKEWOOD ROAD | Detached      |
| 1997-12-12  | £123,000     | 48 DUKEWOOD ROAD | Detached      |
| 1997-10-29  | £124,950     | 46 DUKEWOOD ROAD | Detached      |
| 1997-07-18  | £148,000     | 42 DUKEWOOD ROAD | Detached      |
| 1997-05-02  | £135,000     | 35 DUKEWOOD ROAD | Detached      |
| 1996-12-18  | £102,000     | 15 DUKEWOOD ROAD | Detached      |
| 1996-12-06  | £139,500     | 49 DUKEWOOD ROAD | Detached      |
| 1996-02-23  | £125,000     | 17 DUKEWOOD ROAD | Detached      |
| 1995-12-22  | £40,000      | 60 DUKEWOOD ROAD | Detached      |
| 1995-05-01  | £105,000     | 43 DUKEWOOD ROAD | Detached      |

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

## Nearest schools

| School   | Distance | Phase                   | Ofsted                           |
|--|----------|-------------------------|----------------------------------|
| <a href="#">Kaye's Academy</a>                       | 0.2 mi   | Primary                 | <a href="#">Report card</a><br>→ |
| <a href="#">Scissett Church of England Academy</a>   | 0.4 mi   | Primary                 | <a href="#">Report card</a><br>→ |
| <a href="#">Scissett Middle School</a>               | 0.5 mi   | Middle deemed secondary | <a href="#">Good (2019)</a>      |
| <a href="#">Skelmanthorpe Academy</a>                | 1.3 mi   | Primary                 | <a href="#">Good (2020)</a>      |
| <a href="#">St Aidan's Church of England Academy</a> | 1.5 mi   | Primary                 | <a href="#">Report card</a><br>→ |
| <a href="#">Denby Dale First and Nursery School</a>  | 1.7 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

**Nearest GP surgeries:** DEARNE VALLEY HEALTH CENTRE (0.5 mi) · SKELMANTHORPE FAMILY DOCTORS (1.4 mi) · DARTON HEALTH CENTRE PRACTICE (3.5 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) (0.3 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 (3.7 mi)

**Nearest supermarkets:** Co-op Food (1.5 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 the HD8 9 area.

## Flood risk

---

No modelled flood risk is recorded for HD8 9HF 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<br>HD8 | SECTOR<br>HD8 9 | POSTCODE<br>HD8 9HF |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price  | £298,195        | £267,257        | £190,067            |
| 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%             | 72%                 |
| 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 9HF.

[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.

---

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.