

Property report — HD8 9HP

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
2021-08-13	£148,000	1 DEARNE TERRACE	Terraced
2020-02-14	£135,000	1 DEARNE TERRACE	Terraced
2019-10-28	£120,000	3 DEARNE TERRACE	Terraced
2016-12-16	£115,000	3 DEARNE TERRACE	Terraced
2015-03-11	£79,950	2 DEARNE TERRACE	Terraced
2008-06-24	£129,950	2 DEARNE TERRACE	Terraced
2005-04-08	£82,500	3 DEARNE TERRACE	Terraced
2004-01-30	£84,950	1 DEARNE TERRACE	Terraced
2002-08-30	£54,000	2 DEARNE TERRACE	Terraced
2001-12-19	£45,000	3 DEARNE TERRACE	Terraced
2000-12-15	£47,950	1 DEARNE TERRACE	Terraced
1999-10-06	£54,000	8 DEARNE TERRACE	Semi-detached
1997-10-03	£44,500	1 DEARNE TERRACE	Terraced
1996-05-14	£22,000	7 DEARNE TERRACE	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Scissett Church of England Academy	0.1 mi	Primary	Report card →
Scissett Middle School	0.2 mi	Middle deemed secondary	Good (2019)
Kaye's Academy	0.6 mi	Primary	Report card →
Skelmanthorpe Academy	0.9 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.1 mi	Primary	Report card →
Denby Dale First and Nursery School	1.4 mi	Primary	Good (2023)

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 (0.2 mi) · SKELMANTHORPE FAMILY DOCTORS (1.1 mi) · KIRKBURTON HEALTH CENTRE (3.4 mi)

Nearest listed buildings: CHURCH OF ST AUGUSTINE (Grade II) (0.1 mi) · BARN 20 YARDS TO WEST OF LOWER BUSKER FARMHOUSE (Grade II) (0.2 mi) · MILEPOST 100 YARDS WEST OF NUMBER 195 (Grade II) (0.2 mi)

Nearest pharmacies: WELL (0.2 mi) · WELL (1.1 mi) · DENBY PHARMACY (1.7 mi)

Nearest stations: Denby Dale (2.0 mi) · Shepley (3.3 mi) · Darton (3.8 mi)

Nearest supermarkets: Co-op Food (1.1 mi) · The Co-operative Food (3.5 mi) · The Co-operative Food (3.5 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: High — 4 properties here fall in an at-risk band (3 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 9HP
Average sold price	£298,195	£267,257	£83,057
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	High
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 9HP.

[Compare conveyancing quotes →](#)

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