

# Property report — HD8 9JA

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
2026-01-16	£300,000	30 SUNNYMEAD	Semi-detached
2026-01-06	£147,500	29 SUNNYMEAD	Semi-detached
2025-10-02	£207,000	38 SUNNYMEAD	Semi-detached
2024-12-18	£176,000	10 SUNNYMEAD	Semi-detached
2024-08-21	£220,000	3 SUNNYMEAD	Semi-detached
2023-11-24	£165,000	16 SUNNYMEAD	Semi-detached
2023-11-16	£160,000	21 SUNNYMEAD	Semi-detached
2022-09-21	£242,500	19 SUNNYMEAD	Semi-detached
2022-08-18	£223,000	71 SUNNYMEAD	Semi-detached
2021-04-08	£140,000	35 SUNNYMEAD	Semi-detached
2020-10-23	£205,000	24 SUNNYMEAD	Semi-detached
2020-08-21	£155,000	5 SUNNYMEAD	Semi-detached
2020-05-28	£150,000	61 SUNNYMEAD	Semi-detached
2018-12-10	£150,000	53 SUNNYMEAD	Semi-detached
2018-07-13	£151,000	7 SUNNYMEAD	Semi-detached
2018-05-18	£125,000	34 SUNNYMEAD	Semi-detached
2018-04-13	£165,000	71 SUNNYMEAD	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2016-10-20	£115,000	31 SUNNYMEAD	Semi-detached
2016-07-05	£167,500	15 SUNNYMEAD	Semi-detached
2015-12-21	£118,000	12 SUNNYMEAD	Semi-detached
2015-09-28	£141,000	19 SUNNYMEAD	Semi-detached
2015-08-19	£130,000	57 SUNNYMEAD	Semi-detached
2014-09-05	£142,500	15 SUNNYMEAD	Semi-detached
2013-12-12	£125,000	77 SUNNYMEAD	Semi-detached
2013-08-30	£85,000	6 SUNNYMEAD	Semi-detached
2013-07-22	£125,000	53 SUNNYMEAD	Semi-detached
2013-06-27	£75,000	29 SUNNYMEAD	Semi-detached
2013-01-28	£108,000	10 SUNNYMEAD	Semi-detached
2012-10-12	£85,000	34 SUNNYMEAD	Semi-detached
2012-01-06	£121,000	33 SUNNYMEAD	Semi-detached
2010-02-12	£115,000	83 SUNNYMEAD	Semi-detached
2009-10-02	£75,000	27 SUNNYMEAD	Semi-detached
2009-09-17	£110,000	32 SUNNYMEAD	Semi-detached
2009-06-26	£97,000	26 SUNNYMEAD	Semi-detached
2009-05-15	£142,000	31 SUNNYMEAD	Semi-detached
2008-09-26	£134,000	24 SUNNYMEAD	Semi-detached
2008-05-14	£65,000	10 SUNNYMEAD	Semi-detached
2008-04-04	£124,995	30 SUNNYMEAD	Semi-detached
2007-12-03	£128,000	57 SUNNYMEAD	Semi-detached
2006-11-01	£120,000	15 SUNNYMEAD	Terraced
2003-03-07	£59,950	21 SUNNYMEAD	Semi-detached
2002-11-01	£44,000	67 SUNNYMEAD	Semi-detached
2002-10-25	£67,500	45 SUNNYMEAD	Semi-detached

Date	Price	Address	Type
2001-11-07	£39,250	65 SUNNYMEAD	Semi-detached
2001-10-26	£47,000	40 SUNNYMEAD	Semi-detached
2001-08-29	£48,000	41 SUNNYMEAD	Semi-detached
2001-08-24	£57,500	32 SUNNYMEAD	Semi-detached
2000-06-16	£40,500	1 SUNNYMEAD	Semi-detached
2000-03-31	£51,000	18 SUNNYMEAD	Semi-detached
1999-12-01	£49,000	73 SUNNYMEAD	Semi-detached
1999-08-27	£42,000	31 SUNNYMEAD	Semi-detached
1999-05-14	£45,500	16 SUNNYMEAD	Semi-detached
1999-01-08	£16,000	73 SUNNYMEAD	Semi-detached
1998-11-09	£37,000	4 SUNNYMEAD	Terraced
1998-07-03	£47,000	81 SUNNYMEAD	Semi-detached
1998-02-13	£35,500	79 SUNNYMEAD	Semi-detached
1997-09-26	£39,000	12 SUNNYMEAD	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Scissett Church of England Academy</a>	0.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">Scissett Middle School</a>	0.3 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Kaye's Academy</a>	0.5 mi	Primary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	0.9 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">St Aidan's Church of England Academy</a>	1.2 mi	Primary	<a href="#">Report card</a> →

School	Distance	Phase	Ofsted
<a href="#">Denby Dale First and Nursery School</a>	1.5 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:** DEARNE VALLEY HEALTH CENTRE (0.4 mi) · SKELMANTHORPE FAMILY DOCTORS (1.1 mi) · KIRKBURTON HEALTH CENTRE (3.4 mi)

**Nearest listed buildings:** CHURCH OF ST AUGUSTINE (Grade II) (0.3 mi) · BARN 20 YARDS TO WEST OF LOWER BUSKER FARMHOUSE (Grade II) (0.4 mi) · MILEPOST 100 YARDS WEST OF NUMBER 195 (Grade II) (0.4 mi)

**Nearest pharmacies:** WELL (0.4 mi) · WELL (1.1 mi) · DENBY PHARMACY (1.8 mi)

**Nearest stations:** Denby Dale (2.2 mi) · Shepley (3.4 mi) · Darton (3.8 mi)

**Nearest supermarkets:** Co-op Food (1.1 mi) · The Co-operative Food (3.6 mi) · The Co-operative Food (3.6 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 9JA 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?

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Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9JA
Average sold price	£298,195	£267,257	£113,977
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.

## Your next steps

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### 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 9JA.

**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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