

# Property report — HD8 9NF

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
2024-01-12	£185,000	9 HOLMFIELD CLOSE	Semi-detached
2023-01-11	£225,000	15 HOLMFIELD CLOSE	Semi-detached
2019-11-22	£125,000	21 HOLMFIELD CLOSE	Semi-detached
2017-07-06	£92,500	21 HOLMFIELD CLOSE	Semi-detached
2017-03-31	£122,000	9 HOLMFIELD CLOSE	Semi-detached
2013-07-26	£100,000	15 HOLMFIELD CLOSE	Semi-detached
2012-07-20	£110,000	9 HOLMFIELD CLOSE	Semi-detached
2010-06-11	£115,310	1 HOLMFIELD CLOSE	Semi-detached
2007-03-21	£110,000	15 HOLMFIELD CLOSE	Semi-detached
2004-08-20	£85,000	9 HOLMFIELD CLOSE	Detached
2003-02-07	£50,000	15 HOLMFIELD CLOSE	Semi-detached
2001-06-18	£40,000	16 HOLMFIELD CLOSE	Semi-detached

12 recorded sales on HD8 9NF. 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>	0.1 mi	Primary	<a href="#">Report card →</a>

School	Distance	Phase	Ofsted
<a href="#">Scissett Church of England Academy</a>	0.6 mi	Primary	<a href="#">Report card →</a>
<a href="#">Scissett Middle School</a>	0.7 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Skelmanthorpe Academy</a>	1.4 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">St Aidan's Church of England Academy</a>	1.7 mi	Primary	<a href="#">Report card →</a>
<a href="#">Emley First School</a>	1.8 mi	Primary	<a href="#">Outstanding (2024)</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 (0.7 mi) · SKELMANTHORPE FAMILY DOCTORS (1.6 mi) · DARTON HEALTH CENTRE PRACTICE (3.4 mi)

**Nearest hospitals:** BARNSELY DISTRICT HOSPITAL (5.1 mi) · BARNSELY HOSPITAL (5.1 mi) · BARNSELY DISTRICT GENERAL HOSPITAL (5.1 mi)

**Nearest listed buildings:** CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.1 mi) · 21 AND 23, BILHAM ROAD (Grade II) (0.2 mi) · CHURCH OF ALL SAINTS (Grade II) (0.2 mi)

**Nearest pharmacies:** WELL (0.7 mi) · WELL (1.6 mi) · DENBY PHARMACY (2.2 mi)

**Nearest stations:** Denby Dale (2.5 mi) · Darton (3.3 mi) · Shepley (3.9 mi)

**Nearest supermarkets:** Co-op Food (1.6 mi) · Co-op Food (3.4 mi) · The Co-operative Food (4.1 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

No modelled flood risk is recorded for HD8 9NF 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 9NF
Average sold price	£298,195	£267,257	£113,318
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 9NF.

[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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