

Property report — HD8 9NH

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)



Annual **average (mean)** sold price in HD8 9, 1995-2026 (latest £256,896). Hover a point to read its value.
Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2026-02-06	£470,000	17 CHAPEL HILL	Detached
2024-07-26	£200,000	22 CHAPEL HILL	Terraced
2022-04-26	£195,000	22 CHAPEL HILL	Terraced
2021-06-30	£265,000	18 CHAPEL HILL	Terraced
2019-02-15	£109,000	22 CHAPEL HILL	Terraced
2018-12-04	£132,500	8 CHAPEL HILL	Terraced
2017-12-15	£143,000	24 CHAPEL HILL	Terraced
2017-01-06	£275,000	11 CHAPEL HILL	Detached
2016-10-13	£220,000	15 CHAPEL HILL	Detached
2015-01-28	£105,000	30 CHAPEL HILL	Terraced
2012-12-07	£260,000	11A CHAPEL HILL	Detached
2010-10-08	£150,000	16A CHAPEL HILL	Terraced
2008-01-25	£87,500	8A CHAPEL HILL	Terraced
2007-10-24	£201,000	16 CHAPEL HILL	Detached
2007-05-02	£435,000	19 CHAPEL HILL	Detached
2007-04-20	£123,000	24 CHAPEL HILL	Terraced
2007-01-22	£36,500	24 CHAPEL HILL	Terraced

Date	Price	Address	Type
2006-09-01	£233,000	11A CHAPEL HILL	Detached
2006-02-17	£30,308	24 CHAPEL HILL	Terraced
2005-10-07	£146,000	14 CHAPEL HILL	Semi-detached
2005-07-20	£115,000	28 CHAPEL HILL	Terraced
2004-09-24	£174,500	16A CHAPEL HILL	Terraced
2004-08-17	£200,000	2 CHAPEL HILL	Detached
2003-12-12	£162,000	16 CHAPEL HILL	Detached
2003-11-21	£79,000	8 CHAPEL HILL	Terraced
2003-07-25	£118,950	14 CHAPEL HILL	Semi-detached
2002-10-02	£125,000	16 CHAPEL HILL	Detached
2002-07-26	£83,950	6 CHAPEL HILL	Terraced
2002-03-27	£196,000	17 CHAPEL HILL	Detached
2001-11-02	£48,000	30 CHAPEL HILL	Terraced
2001-06-08	£36,000	24 CHAPEL HILL	Terraced
2001-05-25	£84,450	16A CHAPEL HILL	Terraced
2001-01-24	£96,950	11A CHAPEL HILL	Detached
2000-09-08	£47,500	28 CHAPEL HILL	Terraced
2000-03-17	£68,000	14 CHAPEL HILL	Semi-detached
1999-08-24	£58,000	14 CHAPEL HILL	Terraced
1999-08-24	£58,000	14 CHAPEL HILL	Semi-detached
1998-12-11	£60,000	16A CHAPEL HILL	Terraced
1998-10-02	£38,000	30 CHAPEL HILL	Terraced
1997-11-28	£36,000	28 CHAPEL HILL	Terraced
1997-05-09	£31,500	30 CHAPEL HILL	Terraced
1996-12-10	£45,000	6 CHAPEL HILL	Terraced
1995-12-01	£137,000	17 CHAPEL HILL	Detached

Date	Price	Address	Type
1995-04-28	£110,000	11 CHAPEL HILL	Detached
1995-04-11	£23,000	6 CHAPEL HILL	Terraced

45 recorded sales on HD8 9NH. 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	0.6 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.3 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.5 mi	Primary	Report card →
Emley First School	1.6 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 (0.6 mi) · SKELMANTHORPE FAMILY DOCTORS (1.5 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) (0.2 mi) · CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.2 mi) · 21 AND 23, BILHAM ROAD (Grade II) (0.3 mi)

Nearest pharmacies: WELL (0.6 mi) · WELL (1.5 mi) · DENBY PHARMACY (2.1 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 HD8 9.

Flood risk

Flood risk at this postcode: Medium — 2 properties here fall in an at-risk band (2 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 9NH
Average sold price	£298,195	£267,257	£134,414
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9NH
Flood risk	High	High	Medium
Gigabit broadband	90%	88%	92%
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 9NH.

[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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