

# Property report — HD8 9NN

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
2025-10-16	£420,000	74 WAKEFIELD ROAD	Detached
2025-04-11	£335,000	92 WAKEFIELD ROAD	Detached
2022-09-23	£253,500	96 WAKEFIELD ROAD	Detached
2021-04-30	£328,000	74 WAKEFIELD ROAD	Detached
2020-10-30	£230,000	99 WAKEFIELD ROAD	Terraced
2018-08-03	£210,000	85 WAKEFIELD ROAD	Detached
2017-10-20	£235,000	78 WAKEFIELD ROAD	Detached
2017-07-31	£237,500	76 WAKEFIELD ROAD	Detached
2016-10-21	£205,000	99 WAKEFIELD ROAD	Terraced
2015-07-10	£225,000	74 WAKEFIELD ROAD	Detached
2015-04-28	£200,000	76 WAKEFIELD ROAD	Detached
2014-09-02	£247,500	89 WAKEFIELD ROAD	Detached
2013-09-05	£140,000	74 WAKEFIELD ROAD	Other
2012-07-20	£152,500	82 WAKEFIELD ROAD	Semi-detached
2009-07-17	£162,500	93 WAKEFIELD ROAD	Semi-detached
2007-07-27	£213,500	94 WAKEFIELD ROAD	Detached
2006-02-28	£140,000	84 WAKEFIELD ROAD	Semi-detached
2005-11-11	£200,000	87 WAKEFIELD ROAD	Detached

Date	Price	Address	Type
2005-07-14	£105,000	84 WAKEFIELD ROAD	Semi-detached
2004-11-26	£200,000	78 WAKEFIELD ROAD	Detached
2004-11-01	£198,500	89 WAKEFIELD ROAD	Detached
2004-10-21	£155,000	93 WAKEFIELD ROAD	Semi-detached
2002-06-28	£82,000	95 WAKEFIELD ROAD	Semi-detached
2000-08-31	£70,000	84 WAKEFIELD ROAD	Semi-detached
2000-04-28	£72,000	85 WAKEFIELD ROAD	Detached
2000-02-20	£63,500	91 WAKEFIELD ROAD	Semi-detached
1999-11-18	£70,950	95 WAKEFIELD ROAD	Semi-detached
1998-12-21	£66,000	93 WAKEFIELD ROAD	Semi-detached
1996-07-12	£59,995	93 WAKEFIELD ROAD	Semi-detached

29 recorded sales on HD8 9NN. 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>	0.3 mi	Primary	<a href="#">Report card →</a>
<a href="#">Scissett Church of England Academy</a>	0.5 mi	Primary	<a href="#">Report card →</a>
<a href="#">Scissett Middle School</a>	0.6 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Skelmanthorpe Academy</a>	1.2 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Emley First School</a>	1.4 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">St Aidan's Church of England Academy</a>	1.5 mi	Primary	<a href="#">Report card →</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 (1.4 mi) · KIRKBURTON HEALTH CENTRE (3.6 mi)

**Nearest hospitals:** BARNSELY DISTRICT HOSPITAL (5.5 mi) · BARNSELY HOSPITAL (5.5 mi) · BARNSELY DISTRICT GENERAL HOSPITAL (5.5 mi)

**Nearest listed buildings:** MILEPOST AT JUNCTION WITH PARK ROAD (Grade II) (0.3 mi) · CHURCH OF ALL SAINTS (Grade II) (0.3 mi) · CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.3 mi)

**Nearest pharmacies:** WELL (0.7 mi) · WELL (1.4 mi) · DENBY PHARMACY (2.1 mi)

**Nearest stations:** Denby Dale (2.5 mi) · Darton (3.5 mi) · Shepley (3.7 mi)

**Nearest supermarkets:** Co-op Food (1.4 mi) · Co-op Food (3.7 mi) · The Co-operative Food (3.9 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 HD8 9.

## Flood risk

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**Flood risk at this postcode: High** — 16 properties here fall in an at-risk band (4 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 9NN
Average sold price	£298,195	£267,257	£181,998
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%	96%
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 9NN.

[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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