

Property report — HD8 9NS

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
2025-11-14	£340,000	49 HIGH STREET	Detached
2025-07-14	£189,000	51 HIGH STREET	Terraced
2024-12-19	£325,000	89 HIGH STREET	Semi-detached
2024-04-16	£120,000	80 HIGH STREET	Detached
2023-04-24	£132,000	51 HIGH STREET	Terraced
2023-03-10	£240,000	89 HIGH STREET	Semi-detached
2022-12-16	£150,000	52 HIGH STREET	Terraced
2022-06-10	£129,950	50 HIGH STREET	Terraced
2019-11-29	£125,000	52 HIGH STREET	Terraced
2018-07-20	£175,000	63 HIGH STREET	Terraced
2016-03-11	£117,500	52 HIGH STREET	Terraced
2013-12-12	£121,000	63 HIGH STREET	Terraced
2011-10-21	£167,000	57 HIGH STREET	Semi-detached
2010-07-30	£118,000	63 HIGH STREET	Terraced
2010-07-05	£179,000	87 HIGH STREET	Semi-detached
2008-12-17	£110,000	HIGH STREET	Terraced
2007-08-28	£402,000	78 HIGH STREET	Detached
2006-01-25	£367,500	55 HIGH STREET	Detached

Date	Price	Address	Type
2005-04-12	£45,000	57 HIGH STREET	Semi-detached
2004-06-24	£149,995	87 HIGH STREET	Semi-detached
2003-08-07	£70,000	63 HIGH STREET	Terraced
2002-09-09	£72,000	50 HIGH STREET	Terraced
2002-03-22	£125,000	78 HIGH STREET	Semi-detached
2002-03-22	£250,000	55 HIGH STREET	Detached
2002-03-22	£28,000	46 HIGH STREET	Terraced
2001-10-19	£43,000	51 HIGH STREET	Terraced
2000-12-01	£40,000	50 HIGH STREET	Terraced
1999-01-29	£45,500	63 HIGH STREET	Terraced
1998-10-29	£14,000	51 HIGH STREET	Flat
1996-05-29	£53,000	57 HIGH STREET	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.1 mi	Primary	Report card →
Scissett Church of England Academy	0.6 mi	Primary	Report card →
Scissett Middle School	0.8 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.7 mi	Primary	Report card →
Emley First School	1.8 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 (0.7 mi) · SKELMANTHORPE FAMILY DOCTORS (1.7 mi) · DARTON HEALTH CENTRE PRACTICE (3.3 mi)

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

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

Nearest pharmacies: WELL (0.7 mi) · WELL (1.7 mi) · DENBY PHARMACY (2.2 mi)

Nearest stations: Denby Dale (2.6 mi) · Darton (3.2 mi) · Shepley (3.9 mi)

Nearest supermarkets: Co-op Food (1.7 mi) · Co-op Food (3.3 mi) · Aldi (4.1 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

No modelled flood risk is recorded for HD8 9NS 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 9NS
Average sold price	£298,195	£267,257	£148,115
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

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 9NS.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.