

# Property report — HD8 9NT

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          |
|------------|----------|-----------------|---------------|
| 2002-11-08 | £140,000 | 3 OLDFIELD LANE | Semi-detached |
| 2002-10-15 | £136,500 | 1 OLDFIELD LANE | Semi-detached |
| 1999-01-07 | £95,000  | 1 OLDFIELD LANE | Semi-detached |

3 recorded sales on HD8 9NT. 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>                       | 0.2 mi   | Primary                 | <a href="#">Report card →</a>      |
| <a href="#">Scissett Church of England Academy</a>   | 0.6 mi   | Primary                 | <a href="#">Report card →</a>      |
| <a href="#">Scissett Middle School</a>               | 0.8 mi   | Middle deemed secondary | <a href="#">Good (2019)</a>        |
| <a href="#">Skelmanthorpe Academy</a>                | 1.5 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 (1.7 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) (0.2 mi) · CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.2 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 (2.5 mi) · Darton (3.2 mi) · Shepley (3.9 mi)

**Nearest supermarkets:** Co-op Food (1.7 mi) · Co-op Food (3.3 mi) · Aldi (4.0 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 9NT 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<br>HD8 | SECTOR<br>HD8 9 | POSTCODE<br>HD8 9NT |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price  | £298,195        | £267,257        | £123,833            |
| 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 9NT.

[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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