

# Property report — HD8 9PA

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
2025-08-01	£270,000	4 BILHAM ROAD	Detached
2024-12-18	£640,000	38 BILHAM ROAD	Detached
2024-12-10	£305,000	46 BILHAM ROAD	Semi-detached
2024-10-25	£260,000	BALLOCH COTTAGE BILHAM ROAD	Detached
2024-07-19	£155,000	30 BILHAM ROAD	Terraced
2022-10-14	£165,000	34 BILHAM ROAD	Terraced
2021-12-20	£250,000	44 BILHAM ROAD	Semi-detached
2021-09-30	£255,000	40A BILHAM ROAD	Terraced
2021-05-07	£280,000	6 BILHAM ROAD	Detached
2021-02-15	£263,000	46 BILHAM ROAD	Semi-detached
2021-02-04	£535,000	PARK BARN BILHAM ROAD	Semi-detached
2020-12-08	£380,000	19 BILHAM ROAD	Terraced
2017-12-18	£170,000	44 BILHAM ROAD	Semi-detached
2017-12-08	£187,500	42 BILHAM ROAD	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2017-08-25	£125,000	34 BILHAM ROAD	Terraced
2017-06-16	£550,000	56 BILHAM ROAD	Detached
2016-12-16	£431,000	BRENDON HOUSE BILHAM ROAD	Other
2016-10-21	£295,000	15 BILHAM ROAD	Detached
2016-10-12	£825,000	THE PARK BILHAM ROAD	Detached
2016-09-23	£300,000	23 BILHAM ROAD	Terraced
2016-06-02	£175,000	42A BILHAM ROAD	Terraced
2016-04-29	£200,000	42A BILHAM ROAD	Terraced
2015-10-21	£108,000	20 BILHAM ROAD	Terraced
2015-07-08	£231,000	46 BILHAM ROAD	Semi-detached
2014-11-04	£117,000	20 BILHAM ROAD	Terraced
2013-11-29	£200,000	40A BILHAM ROAD	Terraced
2013-07-29	£78,000	37 BILHAM ROAD	Terraced
2010-11-23	£189,500	42A BILHAM ROAD	Terraced
2010-10-22	£179,000	42 BILHAM ROAD	Terraced
2010-08-04	£195,000	40A BILHAM ROAD	Terraced
2010-07-16	£170,000	40 BILHAM ROAD	Terraced
2010-03-29	£550,000	38 BILHAM ROAD	Detached
2009-11-27	£499,999	29 BILHAM ROAD	Detached
2007-08-16	£118,450	22 BILHAM ROAD	Terraced
2007-08-10	£106,000	9 BILHAM ROAD	Terraced
2007-07-27	£139,995	20 BILHAM ROAD	Terraced
2007-05-04	£222,500	46 BILHAM ROAD	Semi-detached
2006-08-04	£100,000	20 BILHAM ROAD	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2006-03-02	£24,520	37 BILHAM ROAD	Terraced
2004-05-21	£112,000	32 BILHAM ROAD	Terraced
2004-04-02	£149,000	OUTBUILDINGS AT, DEAN COTTAGE BILHAM ROAD	Detached
2004-04-02	£149,000	BALLOCH COTTAGE BILHAM ROAD	Detached
2004-01-09	£222,000	15 BILHAM ROAD	Detached
2003-11-27	£265,000	46A BILHAM ROAD	Detached
2003-09-19	£198,000	PARK BARN BILHAM ROAD	Semi- detached
2003-07-18	£68,250	39 BILHAM ROAD	Terraced
2003-02-25	£600,000	THE PARK BILHAM ROAD	Detached
2002-12-23	£19,520	37 BILHAM ROAD	Terraced
2002-09-06	£188,000	15 BILHAM ROAD	Detached
2002-04-22	£63,200	32 BILHAM ROAD	Terraced
2002-03-27	£212,000	33 BILHAM ROAD	Detached
2002-01-11	£53,500	34 BILHAM ROAD	Terraced
2002-01-11	£70,000	46 BILHAM ROAD	Semi- detached
2000-08-04	£84,500	6 BILHAM ROAD	Detached
1999-07-09	£56,000	32 BILHAM ROAD	Terraced
1999-02-02	£30,000	9 BILHAM ROAD	Terraced
1998-06-26	£40,000	DEAN COTTAGE BILHAM ROAD	Semi- detached
1997-11-03	£33,000	24 BILHAM ROAD	Terraced
1997-03-27	£59,950	BALLOCH COTTAGE BILHAM ROAD	Detached
1996-10-04	£40,000	44 BILHAM ROAD	Semi- detached
1996-09-13	£135,250	PARK MEWS BILHAM ROAD	Detached

Date	Price	Address	Type
1996-08-08	£50,500	32 BILHAM ROAD	Terraced
1996-06-12	£85,000	54 BILHAM ROAD	Detached
1996-05-31	£76,000	52A BILHAM ROAD	Detached
1995-05-05	£49,000	BALLOCH COTTAGE BILHAM ROAD	Detached

65 recorded sales on HD8 9PA. 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>	0.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">Scissett Middle School</a>	0.9 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Skelmanthorpe Academy</a>	1.6 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Emley First School</a>	1.8 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">St Aidan's Church of England Academy</a>	1.8 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

**Nearest GP surgeries:** DEARNE VALLEY HEALTH CENTRE (0.9 mi) · SKELMANTHORPE FAMILY DOCTORS (1.8 mi) · DARTON HEALTH CENTRE PRACTICE (3.2 mi)

**Nearest hospitals:** BARNSELY DISTRICT HOSPITAL (5.0 mi) · BARNSELY HOSPITAL (5.0 mi) · BARNSELY DISTRICT GENERAL HOSPITAL (5.0 mi)

**Nearest listed buildings:** 21 AND 23, BILHAM ROAD (Grade II) (0.0 mi) · BILHAM LODGE (Grade II) (0.1 mi) · CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.1 mi)

**Nearest pharmacies:** WELL (0.9 mi) · WELL (1.8 mi) · DENBY PHARMACY (2.3 mi)

**Nearest stations:** Denby Dale (2.7 mi) · Darton (3.1 mi) · Shepley (4.0 mi)

**Nearest supermarkets:** Co-op Food (1.8 mi) · Co-op Food (3.2 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 9PA 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?

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Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9PA
Average sold price	£298,195	£267,257	£205,448
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 9PA
Flood risk	High	High	Low
Gigabit broadband	90%	88%	98%
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 9PA.

[Compare conveyancing quotes →](#)

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