

Property report — HD8 9PD

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
2026-01-05	£230,000	1 HIGH STREET	Semi-detached
2025-08-01	£175,000	1, HOLMFIELD VIEW HIGH STREET	Terraced
2024-11-22	£325,000	37 HIGH STREET	Detached
2024-11-01	£127,000	APARTMENT 4, BROOKE HOUSE, 23 HIGH STREET	Flat
2024-09-23	£200,000	36 - 38 HIGH STREET	Terraced
2024-04-19	£287,000	2 HIGH STREET	Detached
2023-03-24	£225,000	37 HIGH STREET	Detached
2023-02-01	£180,000	16 HIGH STREET	Terraced
2022-02-14	£132,000	32 HIGH STREET	Terraced
2021-03-17	£35,000	13 HIGH STREET	Other
2021-03-09	£190,000	36 - 38 HIGH STREET	Other
2020-04-15	£120,000	APARTMENT 4, BROOKE HOUSE, 23 HIGH STREET	Flat
2019-06-28	£130,000	40 HIGH STREET	Terraced
2019-05-31	£125,000	1 HIGH STREET	Semi-detached
2018-08-31	£310,000	35 HIGH STREET	Detached

Date	Price	Address	Type
2018-07-20	£115,000	APARTMENT 3, BROOKE HOUSE, 23 HIGH STREET	Flat
2018-03-16	£135,000	APARTMENT 5, BROOKE HOUSE, 23 HIGH STREET	Flat
2017-08-02	£141,500	APARTMENT 6, BROOKE HOUSE, 23 HIGH STREET	Flat
2017-06-01	£315,250	GUIDE POST STABLES HIGH STREET	Detached
2017-02-24	£90,000	32 HIGH STREET	Terraced
2016-12-13	£157,000	15 HIGH STREET	Semi-detached
2016-08-26	£119,950	1, HOLMFIELD VIEW HIGH STREET	Terraced
2016-07-04	£124,000	40 HIGH STREET	Terraced
2016-05-20	£126,000	APARTMENT 3, BROOKE HOUSE, 23 HIGH STREET	Flat
2016-04-22	£130,000	16 HIGH STREET	Terraced
2015-05-29	£133,500	APARTMENT 6, BROOKE HOUSE, 23 HIGH STREET	Flat
2015-05-18	£135,000	APARTMENT 5, BROOKE HOUSE, 23 HIGH STREET	Flat
2015-04-17	£124,995	APARTMENT 3, BROOKE HOUSE, 23 HIGH STREET	Flat
2015-04-01	£117,500	APARTMENT 1, BROOKE HOUSE, 23 HIGH STREET	Flat
2015-04-01	£117,500	APARTMENT 2, BROOKE HOUSE, 23 HIGH STREET	Flat
2014-01-17	£87,500	16 HIGH STREET	Terraced
2013-09-06	£125,000	18 HIGH STREET	Terraced
2008-07-25	£130,000	15 HIGH STREET	Semi-detached
2008-03-14	£134,995	20 HIGH STREET	Terraced

Date	Price	Address	Type
2006-11-22	£24,567	16 HIGH STREET	Terraced
2006-10-27	£175,000	24 HIGH STREET	Terraced
2006-01-17	£110,000	22 HIGH STREET	Terraced
2005-04-15	£128,000	15 HIGH STREET	Semi-detached
2003-12-10	£35,000	2, HOLMFIELD VIEW HIGH STREET	Flat
2003-08-08	£93,000	40 HIGH STREET	Terraced
2002-06-28	£55,000	15 HIGH STREET	Semi-detached
2001-10-05	£25,000	32 HIGH STREET	Terraced
2001-06-01	£53,000	18 HIGH STREET	Terraced
2001-01-25	£43,000	29 HIGH STREET	Terraced
2000-06-05	£85,000	35 HIGH STREET	Detached
2000-02-18	£57,500	24 HIGH STREET	Terraced
1999-07-16	£42,000	20 HIGH STREET	Terraced
1999-06-14	£79,000	35 HIGH STREET	Detached
1998-06-19	£80,000	35 HIGH STREET	Detached
1998-04-24	£55,000	16 HIGH STREET	Terraced
1997-09-16	£56,500	27 - 29 HIGH STREET	Terraced
1997-09-16	£52,000	27 - 29 HIGH STREET	Terraced
1996-12-16	£20,000	32 HIGH STREET	Terraced
1996-08-13	£23,150	38 HIGH STREET	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.0 mi	Primary	Report card →
Scissett Church of England Academy	0.7 mi	Primary	Report card →
Scissett Middle School	0.8 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)
Emley First School	1.7 mi	Primary	Outstanding (2024)
St Aidan's Church of England Academy	1.7 mi	Primary	Report card →

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 (0.8 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: CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.0 mi) · 21 AND 23, BILHAM ROAD (Grade II) (0.1 mi) · CHURCH OF ALL SAINTS (Grade II) (0.1 mi)

Nearest pharmacies: WELL (0.8 mi) · WELL (1.7 mi) · DENBY PHARMACY (2.3 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 9PD 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 9PD
Average sold price	£298,195	£267,257	£123,008
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 9PD.

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