

# Property report — HD8 9PY

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
2025-10-28	£115,500	11 WOODBINE TERRACE	Terraced
2024-07-19	£132,500	6 WOODBINE TERRACE	Terraced
2023-10-06	£178,000	2 WOODBINE TERRACE	Terraced
2022-11-11	£150,000	9 WOODBINE TERRACE	Terraced
2022-08-05	£140,000	7 WOODBINE TERRACE	Terraced
2022-06-10	£135,000	21 WOODBINE TERRACE	Terraced
2018-12-04	£132,000	9 WOODBINE TERRACE	Terraced
2018-02-26	£130,000	12 WOODBINE TERRACE	Terraced
2017-11-10	£102,500	19 WOODBINE TERRACE	Terraced
2017-10-20	£110,000	19 WOODBINE TERRACE	Terraced
2017-06-08	£135,000	3 WOODBINE TERRACE	Terraced
2016-02-29	£111,000	19 WOODBINE TERRACE	Terraced
2015-07-07	£130,000	9 WOODBINE TERRACE	Terraced
2014-12-19	£60,000	19 WOODBINE TERRACE	Terraced
2014-08-20	£90,000	17 WOODBINE TERRACE	Terraced
2014-07-25	£105,000	3 WOODBINE TERRACE	Terraced
2011-07-25	£125,000	9 WOODBINE TERRACE	Terraced

Date	Price	Address	Type
2008-09-03	£98,000	8 WOODBINE TERRACE	Terraced
2008-04-10	£115,000	22 WOODBINE TERRACE	Terraced
2007-08-03	£125,000	9 WOODBINE TERRACE	Terraced
2006-06-23	£118,000	16 WOODBINE TERRACE	Terraced
2006-05-22	£103,500	9 WOODBINE TERRACE	Terraced
2006-05-05	£103,000	12 WOODBINE TERRACE	Terraced
2004-12-10	£105,000	13 WOODBINE TERRACE	Terraced
2003-07-25	£80,000	13 WOODBINE TERRACE	Terraced
2002-09-20	£50,000	6 WOODBINE TERRACE	Terraced
2002-09-17	£59,950	18 WOODBINE TERRACE	Terraced
2002-06-21	£46,500	5 WOODBINE TERRACE	Terraced
2002-03-01	£41,500	19 WOODBINE TERRACE	Terraced
2001-05-31	£56,000	1 WOODBINE TERRACE	Terraced
2001-05-31	£46,500	4 WOODBINE TERRACE	Terraced
2000-12-21	£35,000	18 WOODBINE TERRACE	Terraced
1999-12-20	£41,000	11 WOODBINE TERRACE	Terraced
1996-10-04	£21,000	19 WOODBINE TERRACE	Terraced
1996-09-20	£41,500	10 WOODBINE TERRACE	Terraced
1996-04-04	£20,500	16 WOODBINE TERRACE	Terraced

36 recorded sales on HD8 9PY. 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>	0.8 mi	Primary	<a href="#">Report card →</a>

School	Distance	Phase	Ofsted
<a href="#">Scissett Middle School</a>	0.9 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Emley First School</a>	1.4 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Skelmanthorpe Academy</a>	1.6 mi	Primary	<a href="#">Good (2020)</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

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**Nearest GP surgeries:** DEARNE VALLEY HEALTH CENTRE (1.0 mi) · SKELMANTHORPE FAMILY DOCTORS (1.8 mi) · DARTON HEALTH CENTRE PRACTICE (3.4 mi)

**Nearest hospitals:** BARNSELY DISTRICT HOSPITAL (5.3 mi) · BARNSELY HOSPITAL (5.3 mi) · BARNSELY DISTRICT GENERAL HOSPITAL (5.3 mi)

**Nearest listed buildings:** MILEPOST AT JUNCTION WITH PARK ROAD (Grade II) (0.1 mi) · 3 AND 4, MANOR ROAD (Grade II) (0.2 mi) · ROAD BRIDGE OVER RIVER DEARNE AT JUNCTION WITH MANOR ROAD (Grade II) (0.2 mi)

**Nearest pharmacies:** WELL (1.0 mi) · WELL (1.8 mi) · DENBY PHARMACY (2.5 mi)

**Nearest stations:** Denby Dale (2.8 mi) · Darton (3.3 mi) · Shepley (4.0 mi)

**Nearest supermarkets:** Co-op Food (1.8 mi) · Co-op Food (3.4 mi) · The Co-operative Food (4.2 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

No modelled flood risk is recorded for HD8 9PY 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 9PY
Average sold price	£298,195	£267,257	£94,124
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 9PY.

[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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