

Property report — HD8 9QB

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
2026-02-23	£140,000	17 WAKEFIELD ROAD	Terraced
2020-06-16	£115,000	14 WAKEFIELD ROAD	Terraced
2020-05-13	£112,000	16 WAKEFIELD ROAD	Terraced
2019-02-13	£91,250	18 WAKEFIELD ROAD	Terraced
2017-01-27	£80,000	16 WAKEFIELD ROAD	Terraced
2016-11-29	£147,000	13 WAKEFIELD ROAD	Terraced
2014-05-06	£115,000	17 WAKEFIELD ROAD	Terraced
2007-04-05	£93,000	15 WAKEFIELD ROAD	Terraced
2006-12-20	£125,000	14 WAKEFIELD ROAD	Terraced
2006-07-28	£244,000	11A WAKEFIELD ROAD	Semi-detached
2005-11-30	£80,000	17 WAKEFIELD ROAD	Terraced
2005-04-21	£183,000	11 WAKEFIELD ROAD	Detached
2004-06-30	£198,000	11A WAKEFIELD ROAD	Semi-detached
2003-12-16	£277,600	DESIGN HOUSE, 6 WAKEFIELD ROAD	Detached
2002-10-25	£50,000	22 WAKEFIELD ROAD	Semi-detached
2000-09-21	£122,500	11B WAKEFIELD ROAD	Semi-detached
2000-06-16	£37,995	18 WAKEFIELD ROAD	Terraced

Date	Price	Address	Type
2000-03-03	£42,000	22 WAKEFIELD ROAD	Semi-detached
1998-01-09	£122,000	PARK MILL HOUSE WAKEFIELD ROAD	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.4 mi	Primary	Report card →
Scissett Church of England Academy	0.9 mi	Primary	Report card →
Scissett Middle School	1.0 mi	Middle deemed secondary	Good (2019)
Emley First School	1.3 mi	Primary	Outstanding (2024)
Skelmanthorpe Academy	1.6 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.9 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 (1.1 mi) · SKELMANTHORPE FAMILY DOCTORS (1.8 mi) · DARTON HEALTH CENTRE PRACTICE (3.4 mi)

Nearest hospitals: BARNSELY DISTRICT HOSPITAL (5.4 mi) · BARNSELY HOSPITAL (5.4 mi) · BARNSELY DISTRICT GENERAL HOSPITAL (5.4 mi)

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

Nearest pharmacies: WELL (1.1 mi) · WELL (1.8 mi) · DENBY PHARMACY (2.5 mi)

Nearest stations: Denby Dale (2.9 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

Median age

48

One-person households

27%

Households with children

27%

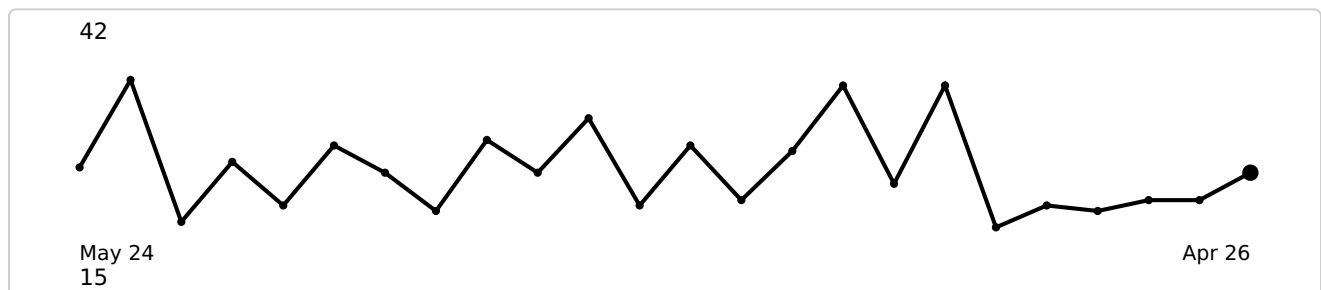
Households

5,694

Owned 78% · Social rent 8% · Private rent 14%

Census 2021 (ONS), for HD8 9.

Recorded crime trend



Recorded crimes per month in HD8 9 (May 24–Apr 26, average 26/month). Hover a point to read the count. Source: Police.uk street-level data.

Flood risk

Flood risk at this postcode: High — 11 properties here fall in an at-risk band (4 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 9QB
Average sold price	£298,195	£267,257	£125,018
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	High
Gigabit broadband	90%	88%	77%
Superfast broadband	98%	98%	94%

— = 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 9QB.

[Compare conveyancing quotes →](#)

Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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