

Property report — HD8 9QN

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
2024-09-20	£450,000	27 RIVERSIDE	Detached
2021-04-23	£340,000	31 RIVERSIDE	Detached
2021-03-03	£277,500	7 RIVERSIDE	Detached
2019-03-08	£273,000	15 RIVERSIDE	Detached
2017-07-31	£325,000	3 RIVERSIDE	Detached
2012-12-19	£197,000	19 RIVERSIDE	Detached
2012-03-05	£217,500	27 RIVERSIDE	Detached
2008-06-06	£365,000	15 RIVERSIDE	Detached
2007-02-16	£249,495	7 RIVERSIDE	Detached
2004-04-30	£195,000	15 RIVERSIDE	Detached
2003-05-13	£179,000	31 RIVERSIDE	Detached
2000-06-14	£87,750	15 RIVERSIDE	Detached
2000-05-19	£100,000	31 RIVERSIDE	Detached
1998-09-18	£95,000	17 RIVERSIDE	Detached
1996-10-14	£59,995	29 RIVERSIDE	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.3 mi	Primary	Report card →
Scissett Church of England Academy	0.4 mi	Primary	Report card →
Scissett Middle School	0.5 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.1 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.4 mi	Primary	Report card →
Emley First School	1.5 mi	Primary	Outstanding (2024)

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 (0.6 mi) · SKELMANTHORPE FAMILY DOCTORS (1.3 mi) · KIRKBURTON HEALTH CENTRE (3.5 mi)

Nearest hospitals: BARNSELY DISTRICT HOSPITAL (5.5 mi) · BARNSELY HOSPITAL (5.5 mi) · BARNSELY DISTRICT GENERAL HOSPITAL (5.5 mi)

Nearest listed buildings: CHURCH OF ALL SAINTS (Grade II) (0.3 mi) · MILEPOST AT JUNTION WITH PARK ROAD (Grade II) (0.3 mi) · CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.4 mi)

Nearest pharmacies: WELL (0.6 mi) · WELL (1.3 mi) · DENBY PHARMACY (2.1 mi)

Nearest stations: Denby Dale (2.4 mi) · Shepley (3.6 mi) · Darton (3.6 mi)

Nearest supermarkets: Co-op Food (1.4 mi) · Co-op Food (3.7 mi) · The Co-operative Food (3.8 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 the HD8 9 area.

Flood risk

Flood risk at this postcode: Medium — 16 properties here fall in an at-risk band (11 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 9QN
Average sold price	£298,195	£267,257	£227,416
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Medium
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 9QN.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.