

Property report — HD8 9QQ

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 HD8 9 by year, 1995-2026 (latest £256,896). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2022-07-01	£7,828,900	PARK MILL WAKEFIELD ROAD	Other

1 recorded sale on HD8 9QQ. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.5 mi	Primary	Report card →
Scissett Church of England Academy	1.0 mi	Primary	Report card →
Scissett Middle School	1.2 mi	Middle deemed secondary	Good (2019)
Emley First School	1.4 mi	Primary	Outstanding (2024)
Skelmanthorpe Academy	1.8 mi	Primary	Good (2020)
St Aidan's Church of England Academy	2.0 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 (1.2 mi) · SKELMANTHORPE FAMILY DOCTORS (2.0 mi) · DARTON HEALTH CENTRE PRACTICE (3.3 mi)

Nearest hospitals: BARNSLEY DISTRICT HOSPITAL (5.2 mi) · BARNSLEY HOSPITAL (5.2 mi) · BARNSLEY DISTRICT GENERAL HOSPITAL (5.2 mi)

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

Nearest pharmacies: WELL (1.2 mi) · WELL (2.0 mi) · KEXBOROUGH PHARMACY (2.6 mi)

Nearest stations: Denby Dale (3.1 mi) · Darton (3.1 mi) · Shepley (4.2 mi)

Nearest supermarkets: Co-op Food (2.0 mi) · Co-op Food (3.3 mi) · Co-op 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.

Flood risk

Flood risk at this postcode: High — 5 properties here fall in an at-risk band (5 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 9QQ
Average sold price	£298,195	£267,257	£7,828,900
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%	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

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 9QQ.

[Compare conveyancing quotes →](#)

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