

Property report — HD8 9RE

Open-data due diligence for HD8 9RE and the area around it.

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 9RE** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 9** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

£267,257

SECTOR HD8 9 · 289 sales

POPULATION

13,322

SECTOR HD8 9

CRIMES RECORDED

25

SECTOR HD8 9 · Apr 26

SCHOOLS

8

SECTOR HD8 9

FLOOD RISK

None modelled

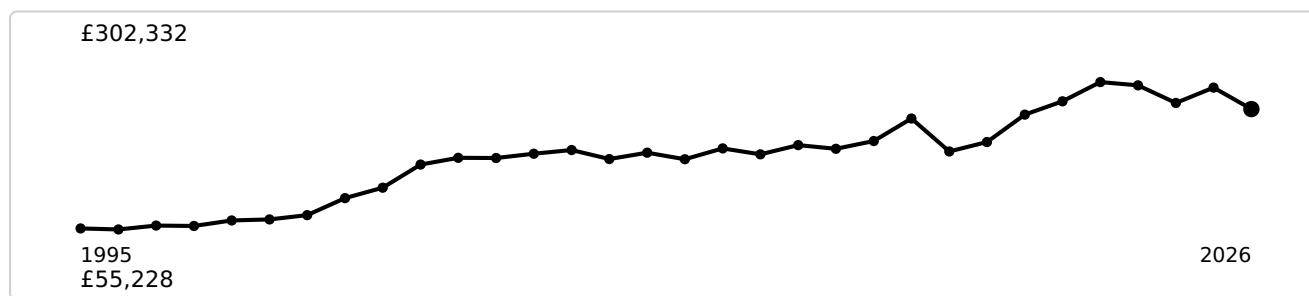
THIS POSTCODE

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
2024-07-12	£138,000	42 UPPER LANE	Terraced
2022-02-24	£150,000	42 UPPER LANE	Terraced
2021-06-23	£146,000	54 UPPER LANE	Terraced
2021-02-18	£267,000	24 UPPER LANE	Terraced
2020-10-16	£126,500	42 UPPER LANE	Terraced
2020-10-16	£117,500	22 UPPER LANE	Terraced
2019-09-25	£210,000	6 UPPER LANE	Semi-detached
2019-05-03	£127,500	52 UPPER LANE	Terraced
2019-01-04	£180,000	20 UPPER LANE	Semi-detached
2017-11-17	£4,000	6 UPPER LANE	Other
2016-11-23	£185,000	4 UPPER LANE	Semi-detached
2016-01-29	£113,000	42 UPPER LANE	Terraced
2015-11-27	£222,675	24 UPPER LANE	Terraced
2013-09-30	£136,000	38 UPPER LANE	Terraced
2006-11-04	£137,700	50 UPPER LANE	Terraced
2006-03-17	£139,950	6 UPPER LANE	Semi-detached
2004-12-23	£147,500	48 UPPER LANE	Semi-detached

Date	Price	Address	Type
2004-03-10	£110,000	6 UPPER LANE	Semi-detached
2003-08-13	£50,000	4 UPPER LANE	Semi-detached
2002-11-08	£65,000	26 UPPER LANE	Detached
2002-10-01	£65,000	6 UPPER LANE	Semi-detached
2001-01-31	£55,500	10 UPPER LANE	Semi-detached
2000-11-24	£48,500	6 UPPER LANE	Semi-detached
2000-01-07	£42,000	38 UPPER LANE	Terraced
1998-01-20	£27,500	14 UPPER LANE	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Emley First School	0.2 mi	Primary	Outstanding (2024)
Flockton CofE (C) First School	1.2 mi	Primary	Report card →
Scissett Middle School	1.5 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.6 mi	Primary	Report card →
Skelmanthorpe Academy	1.6 mi	Primary	Good (2020)
Kaye's Academy	1.6 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: SKELMANTHORPE FAMILY DOCTORS (1.7 mi) · DEARNE VALLEY HEALTH CENTRE (1.7 mi) · KIRKBURTON HEALTH CENTRE (2.9 mi)

Nearest listed buildings: MARKET CROSS AT JUNCTION WITH UPPER LANE (Grade II) (0.1 mi) · CHURCH OF ST MICHAEL (Grade I) (0.2 mi) · THORNCLIFFE GRANGE FARMHOUSE (Grade II*) (0.4 mi)

Nearest pharmacies: WELL (1.7 mi) · WELL (1.7 mi) · ROWLANDS PHARMACY (2.9 mi)

Nearest stations: Denby Dale (3.1 mi) · Shepley (3.5 mi) · Stocksmoor (4.0 mi)

Nearest supermarkets: Co-op Food (1.7 mi) · The Co-operative Food (3.5 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%

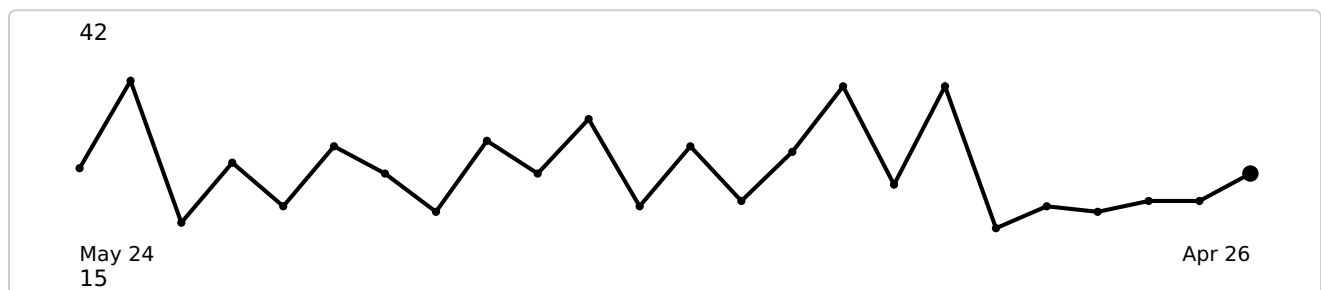
Households

5,694

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

Census 2021 (ONS), for 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

No modelled flood risk is recorded for HD8 9RE in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9RE
Average sold price	£298,195	£267,257	£120,473
Population	44,677	13,322	—
Deprivation decile (1 = most deprived)	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 9RE.

[Compare conveyancing quotes →](#)

Compare removals quotes

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

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