

Property report — HD8 9RH

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
2022-04-04	£388,000	19 UPPER LANE	Detached
2022-01-21	£250,000	15 UPPER LANE	Semi-detached
2019-12-06	£295,000	27 UPPER LANE	Detached
2018-02-23	£308,500	19 UPPER LANE	Detached
2016-03-29	£245,000	19 UPPER LANE	Detached
2015-02-04	£282,500	17 UPPER LANE	Detached
2014-12-19	£138,000	11 UPPER LANE	Terraced
2014-11-27	£265,000	27 UPPER LANE	Detached
2014-10-06	£240,000	23 UPPER LANE	Detached
2014-08-29	£250,000	25 UPPER LANE	Detached
2013-10-11	£152,000	15A UPPER LANE	Other
2013-10-11	£152,000	15A UPPER LANE	Semi-detached
2010-07-23	£145,000	11 UPPER LANE	Terraced
2004-12-23	£123,000	11 UPPER LANE	Terraced
2004-07-12	£99,500	9 UPPER LANE	Terraced
2002-12-12	£156,000	19 UPPER LANE	Detached
1999-05-28	£105,000	25 UPPER LANE	Detached

Date	Price	Address	Type
1998-12-17	£39,950	13 UPPER LANE	Semi-detached
1998-12-16	£85,000	27 UPPER LANE	Detached
1998-02-06	£39,995	21 UPPER LANE	Semi-detached
1997-11-17	£80,500	23 UPPER LANE	Detached
1997-04-18	£34,000	13 UPPER LANE	Semi-detached
1996-08-29	£38,950	11 UPPER LANE	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Emley First School	0.1 mi	Primary	Outstanding (2024)
Flockton CofE (C) First School	1.2 mi	Primary	Report card →
Scissett Middle School	1.6 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 (1.8 mi) · MIDDLESTOWN (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 (1.8 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 the HD8 9 area.

Flood risk

No modelled flood risk is recorded for HD8 9RH 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 9RH
Average sold price	£298,195	£267,257	£170,126
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9RH
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 9RH.

[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.