

Property report — HD8 9RN

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
2026-03-24	£170,000	16 BEAUMONT STREET	Detached
2024-02-23	£113,250	20 BEAUMONT STREET	Semi-detached
2023-06-30	£130,000	20 BEAUMONT STREET	Semi-detached
2019-04-05	£85,750	22 BEAUMONT STREET	Terraced
2018-06-15	£103,000	20 BEAUMONT STREET	Semi-detached
2007-12-05	£90,000	20 BEAUMONT STREET	Semi-detached
2005-08-19	£148,000	18 BEAUMONT STREET	Detached
2002-04-26	£89,000	24 BEAUMONT STREET	Detached
2000-10-20	£73,000	16 BEAUMONT STREET	Detached
2000-10-06	£36,000	22 BEAUMONT STREET	Terraced
1998-07-07	£33,000	22 BEAUMONT STREET	Terraced
1997-04-11	£65,000	24 BEAUMONT STREET	Detached
1996-06-07	£45,000	18 BEAUMONT STREET	Detached
1996-02-28	£26,000	22A BEAUMONT STREET	Terraced

14 recorded sales on HD8 9RN. 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 →
Skelmanthorpe Academy	1.6 mi	Primary	Good (2020)
Scissett Middle School	1.6 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.6 mi	Primary	Report card →
Kaye's Academy	1.7 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) · KIRKBURTON HEALTH CENTRE (2.8 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*) (0.5 mi)

Nearest pharmacies: WELL (1.7 mi) · WELL (1.8 mi) · ROWLANDS PHARMACY (2.8 mi)

Nearest stations: Denby Dale (3.1 mi) · Shepley (3.4 mi) · Stocksmoor (3.9 mi)

Nearest supermarkets: Co-op Food (1.7 mi) · The Co-operative Food (3.5 mi) · The Co-operative Food (3.7 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

Who lives here

Median age

48

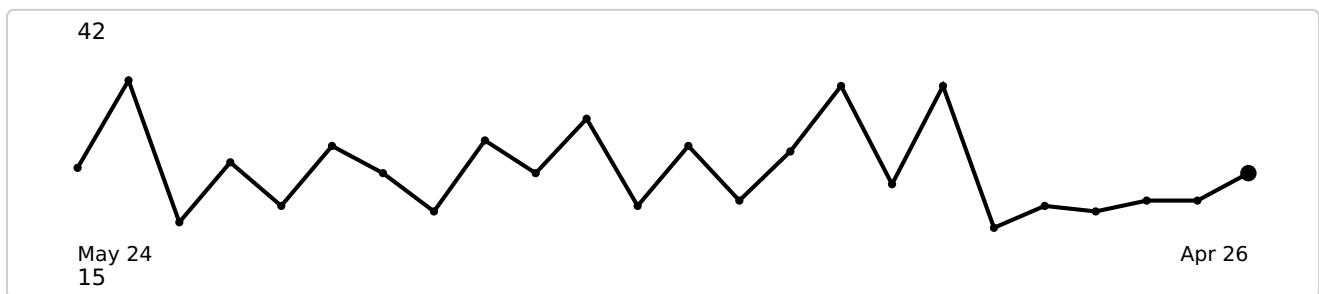
One-person households

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 9RN 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 9RN
Average sold price	£298,195	£267,257	£86,214
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	100%

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9RN
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.

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Compare conveyancing quotes

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

[Compare conveyancing quotes →](#)

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