

# Property report — HD8 9RR

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
2024-12-16	£740,000	9 RECTORY LANE	Detached
2023-12-06	£847,500	4 RECTORY LANE	Detached
2021-01-28	£650,000	7 RECTORY LANE	Other
2018-01-19	£500,000	19 RECTORY LANE	Detached
2016-07-25	£195,000	23 RECTORY LANE	Other
2016-07-18	£750,000	27 RECTORY LANE	Detached
2013-05-03	£452,500	17 RECTORY LANE	Detached
2012-12-14	£325,000	4 RECTORY LANE	Detached
2012-05-25	£175,000	3 RECTORY LANE	Semi-detached
2008-04-21	£338,000	25 RECTORY LANE	Detached
2004-11-12	£180,000	9 RECTORY LANE	Detached
2001-12-07	£226,000	17 RECTORY LANE	Detached
1999-11-05	£173,500	21 RECTORY LANE	Detached

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

## Nearest schools

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School	Distance	Phase	Ofsted
<a href="#">Emley First School</a>	0.2 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Flockton CofE (C) First School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Kaye's Academy</a>	1.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">Scissett Middle School</a>	1.9 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	1.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Skelmanthorpe Academy</a>	1.9 mi	Primary	<a href="#">Good (2020)</a>

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

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**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (2.0 mi) · DEARNE VALLEY HEALTH CENTRE (2.1 mi) · MIDDLESTOWN (2.5 mi)

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

**Nearest pharmacies:** WELL (2.0 mi) · WELL (2.1 mi) · MIDDLESTOWN PHARMACY (2.6 mi)

**Nearest stations:** Denby Dale (3.4 mi) · Shepley (3.7 mi) · Ravensthorpe (4.1 mi)

**Nearest supermarkets:** Co-op Food (2.0 mi) · The Co-operative Food (3.2 mi) · Mullaco (3.8 mi)

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

## Who lives here

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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 9RR 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 9RR
Average sold price	£298,195	£267,257	£427,115
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%
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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### 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 9RR.

[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.

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