

Property report — HD8 9SH

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
2022-07-08	£335,000	7 FOX CLOSE	Semi-detached
2019-09-25	£255,000	2 FOX CLOSE	Detached
2016-08-08	£192,500	8 FOX CLOSE	Detached
2015-06-12	£180,000	8 FOX CLOSE	Detached
2014-11-13	£185,500	8 FOX CLOSE	Terraced
2011-03-11	£198,000	2 FOX CLOSE	Detached
2007-06-15	£235,000	7 FOX CLOSE	Semi-detached
2005-03-24	£197,500	6 FOX CLOSE	Detached
2003-03-28	£149,950	7 FOX CLOSE	Semi-detached
2002-11-08	£120,000	4 FOX CLOSE	Detached
1997-02-28	£71,250	3 FOX CLOSE	Detached
1995-11-10	£77,000	5 FOX CLOSE	Detached
1995-09-29	£67,500	6 FOX CLOSE	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Emley First School	0.3 mi	Primary	Outstanding (2024)
Flockton CofE (C) First School	1.4 mi	Primary	Report card →
Kaye's Academy	1.4 mi	Primary	Report card →
Scissett Middle School	1.5 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.5 mi	Primary	Report card →
Skelmanthorpe Academy	1.6 mi	Primary	Good (2020)

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 (1.6 mi) · SKELMANTHORPE FAMILY DOCTORS (1.7 mi) · MIDDLESTOWN (2.9 mi)

Nearest listed buildings: MARKET CROSS AT JUNCTION WITH UPPER LANE (Grade II) (0.3 mi) · CHURCH OF ST MICHAEL (Grade I) (0.3 mi) · THORNCLIFFE GRANGE FARMHOUSE (Grade II*) (0.4 mi)

Nearest pharmacies: WELL (1.6 mi) · WELL (1.7 mi) · DENBY PHARMACY (2.9 mi)

Nearest stations: Denby Dale (3.1 mi) · Shepley (3.6 mi) · Stocksmoor (4.2 mi)

Nearest supermarkets: Co-op Food (1.8 mi) · The Co-operative Food (3.6 mi) · The Co-operative Food (3.9 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

No modelled flood risk is recorded for HD8 9SH 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 9SH
Average sold price	£298,195	£267,257	£174,169
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.

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

[Compare conveyancing quotes →](#)

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