

Property report — HD8 9SN

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
2025-05-16	£425,000	4 TIPPING LANE	Detached
2020-07-24	£315,000	4 TIPPING LANE	Detached
2014-08-04	£280,000	8 TIPPING LANE	Detached
2005-02-03	£335,000	6 TIPPING LANE	Detached
2003-06-16	£240,000	8 TIPPING LANE	Detached
2002-02-01	£176,000	12 TIPPING LANE	Detached
1995-09-01	£120,000	6 TIPPING LANE	Detached
1995-07-14	£110,000	4 TIPPING LANE	Detached

8 recorded sales on HD8 9SN. 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	1.3 mi	Primary	Report card →
Kaye's Academy	1.5 mi	Primary	Report card →
	1.6 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Scissett Church of England Academy			
Scissett Middle School	1.6 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.7 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 (1.7 mi) · SKELMANTHORPE FAMILY DOCTORS (1.8 mi) · MIDDLESTOWN (2.8 mi)

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

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

Nearest stations: Denby Dale (3.2 mi) · Shepley (3.7 mi) · Stocksmoor (4.2 mi)

Nearest supermarkets: Co-op Food (1.8 mi) · The Co-operative Food (3.5 mi) · The Co-operative Food (4.0 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 9SN 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 9SN
Average sold price	£298,195	£267,257	£250,125
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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Compare conveyancing quotes →

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