

Property report — HD8 9TN

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 HD8 9 by year, 1995-2026 (latest £256,896). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2022-07-01	£192,000	1 NORTH LANE COURT	Semi-detached
2021-04-21	£165,000	6 NORTH LANE COURT	Semi-detached
2016-09-09	£128,000	2 NORTH LANE COURT	Terraced
2013-10-25	£122,000	5 NORTH LANE COURT	Terraced
2010-09-10	£142,000	6 NORTH LANE COURT	Semi-detached
2004-07-02	£135,000	3 NORTH LANE COURT	Terraced
2002-11-29	£86,500	5 NORTH LANE COURT	Terraced
2002-10-04	£82,000	4 NORTH LANE COURT	Terraced
2002-04-12	£77,000	3 NORTH LANE COURT	Terraced
2001-08-24	£69,000	3 NORTH LANE COURT	Terraced
2001-06-22	£66,750	6 NORTH LANE COURT	Semi-detached
2000-05-12	£57,000	5 NORTH LANE COURT	Terraced
1999-04-23	£59,000	6 NORTH LANE COURT	Semi-detached
1998-06-11	£49,000	4 NORTH LANE COURT	Terraced
1998-01-26	£30,000	4 NORTH LANE COURT	Terraced
1996-10-29	£52,500	5 NORTH LANE COURT	Terraced
1996-07-01	£52,000	3 NORTH LANE COURT	Terraced
1996-03-01	£55,500	1 NORTH LANE COURT	Semi-detached

18 recorded sales on HD8 9TN. 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	1.1 mi	Primary	Report card →
Scissett Middle School	1.6 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.7 mi	Primary	Good (2020)
Scissett Church of England Academy	1.7 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 (1.8 mi) · DEARNE VALLEY HEALTH CENTRE (1.8 mi) · MIDDLESTOWN (2.8 mi)

Nearest listed buildings: MARKET CROSS AT JUNCTION WITH UPPER LANE (Grade II) (0.1 mi) · CHURCH OF ST MICHAEL (Grade I) (0.1 mi) · THORNCLIFFE GRANGE FARMHOUSE (Grade II*) (0.4 mi)

Nearest pharmacies: WELL (1.8 mi) · WELL (1.8 mi) · ROWLANDS PHARMACY (2.9 mi)

Nearest stations: Denby Dale (3.2 mi) · Shepley (3.5 mi) · Stocksmoor (4.0 mi)

Nearest supermarkets: Co-op Food (1.8 mi) · The Co-operative Food (3.4 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 HD8 9.

Flood risk

No modelled flood risk is recorded for HD8 9TN 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 9TN
Average sold price	£298,195	£267,257	£90,014
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

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 9TN.

[Compare conveyancing quotes →](#)

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