

# Property report — HD8 9TT

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
2025-07-25	£277,500	1 HAIGH ROW	Semi-detached
2025-06-27	£277,500	1 HAIGH ROW	Semi-detached
2025-03-13	£282,000	10 HAIGH ROW	Semi-detached
2021-11-18	£285,000	5 HAIGH ROW	Semi-detached
2019-01-18	£190,000	7 HAIGH ROW	Semi-detached
2018-12-17	£193,000	6 HAIGH ROW	Semi-detached
2017-11-24	£194,000	3 HAIGH ROW	Semi-detached
2016-12-09	£180,500	7 HAIGH ROW	Semi-detached
2016-10-21	£185,000	10 HAIGH ROW	Semi-detached
2016-09-26	£172,000	3 HAIGH ROW	Semi-detached
2016-08-02	£178,000	1 HAIGH ROW	Semi-detached
2015-05-18	£170,000	4 HAIGH ROW	Semi-detached
2012-12-17	£166,500	7 HAIGH ROW	Semi-detached
2012-01-06	£175,000	6 HAIGH ROW	Semi-detached
2011-05-06	£159,000	8 HAIGH ROW	Semi-detached
2010-06-25	£158,000	3 HAIGH ROW	Semi-detached
2009-12-18	£154,000	1 HAIGH ROW	Semi-detached

Date	Price	Address	Type
2009-10-12	£147,500	1 HAIGH ROW	Semi-detached
2009-02-04	£144,950	10 HAIGH ROW	Semi-detached
2008-11-21	£168,000	7 HAIGH ROW	Semi-detached
2006-04-28	£165,000	7 HAIGH ROW	Semi-detached
2006-03-08	£152,000	5 HAIGH ROW	Semi-detached
2003-06-27	£120,000	5 HAIGH ROW	Semi-detached
2002-12-11	£109,000	8 HAIGH ROW	Semi-detached
2002-01-25	£122,000	9 HAIGH ROW	Detached
2001-07-11	£69,950	11 HAIGH ROW	Semi-detached
2001-06-05	£69,950	3 HAIGH ROW	Semi-detached
2001-01-12	£66,000	8 HAIGH ROW	Semi-detached
2000-12-08	£63,150	6 HAIGH ROW	Semi-detached
2000-11-30	£60,000	5 HAIGH ROW	Semi-detached
2000-09-01	£60,000	2 HAIGH ROW	Semi-detached
2000-09-01	£68,950	3 HAIGH ROW	Semi-detached
2000-08-30	£60,000	4 HAIGH ROW	Semi-detached
2000-08-18	£68,000	1 HAIGH ROW	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Skelmanthorpe Academy</a>	0.4 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">St Aidan's Church of England Academy</a>	0.5 mi	Primary	<a href="#">Report card</a> →
<a href="#">Shelley College, A Share Academy</a>	0.7 mi	Secondary	<a href="#">Report card</a> →

School	Distance	Phase	Ofsted
<a href="#">Scissett Middle School</a>	1.0 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	1.1 mi	Primary	<a href="#">Report card</a> →
<a href="#">Denby Dale First and Nursery School</a>	1.2 mi	Primary	<a href="#">Good (2023)</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 (0.3 mi) · DEARNE VALLEY HEALTH CENTRE (1.2 mi) · KIRKBURTON HEALTH CENTRE (2.2 mi)

**Nearest listed buildings:** 39 41 AND 43, STATION ROAD (Grade II) (0.2 mi) · 5, COMMERCIAL ROAD (Grade II) (0.3 mi) · 12 AND 14, QUEEN STREET (Grade II) (0.4 mi)

**Nearest pharmacies:** WELL (0.3 mi) · WELL (1.2 mi) · DENBY PHARMACY (1.6 mi)

**Nearest stations:** Denby Dale (1.7 mi) · Shepley (2.3 mi) · Stocksmoor (3.0 mi)

**Nearest supermarkets:** Co-op Food (0.4 mi) · The Co-operative Food (2.5 mi) · The Co-operative Food (2.7 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%

## Flood risk

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No modelled flood risk is recorded for HD8 9TT 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?

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Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9TT
Average sold price	£298,195	£267,257	£150,337
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%	—
Superfast broadband	98%	98%	—

— = 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 9TT.

**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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