

# Property report — HD8 9UP

Open-data due diligence for HD8 9UP and the area around it.

**What scope is each figure?** Sold sales, broadband and flood risk are for **HD8 9UP** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 9** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

**£267,257**

SECTOR HD8 9 · 289 sales

POPULATION

**13,322**

SECTOR HD8 9

CRIMES RECORDED

**25**

SECTOR HD8 9 · Apr 26

SCHOOLS

**8**

SECTOR HD8 9

FLOOD RISK

**None modelled**

THIS POSTCODE

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
2017-07-28	£220,000	1 ARMITAGE CLOSE	Detached
2009-05-15	£274,950	4 ARMITAGE CLOSE	Detached
2001-10-04	£145,000	3 ARMITAGE CLOSE	Detached
2001-09-21	£145,000	2 ARMITAGE CLOSE	Detached
2001-04-27	£155,000	1 ARMITAGE CLOSE	Detached
2001-04-27	£155,000	4 ARMITAGE CLOSE	Detached

6 recorded sales on HD8 9UP. 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>	0.4 mi	Primary	<a href="#">Report card</a> →
<a href="#">Shelley College, A Share Academy</a>	0.5 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Scissett Middle School</a>	1.1 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Denby Dale First and Nursery School</a>	1.1 mi	Primary	<a href="#">Good (2023)</a>

School	Distance	Phase	Ofsted
<a href="#">Scissett Church of England Academy</a>	1.2 mi	Primary	<a href="#">Report card</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) (0.0 mi) · 1, WOOD STREET (Grade II) (0.2 mi) · 5, COMMERCIAL ROAD (Grade II) (0.2 mi)

**Nearest pharmacies:** WELL (0.3 mi) · WELL (1.2 mi) · DENBY PHARMACY (1.5 mi)

**Nearest stations:** Denby Dale (1.6 mi) · Shepley (2.1 mi) · Stocksmoor (2.9 mi)

**Nearest supermarkets:** Co-op Food (0.3 mi) · The Co-operative Food (2.4 mi) · The Co-operative Food (2.5 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%

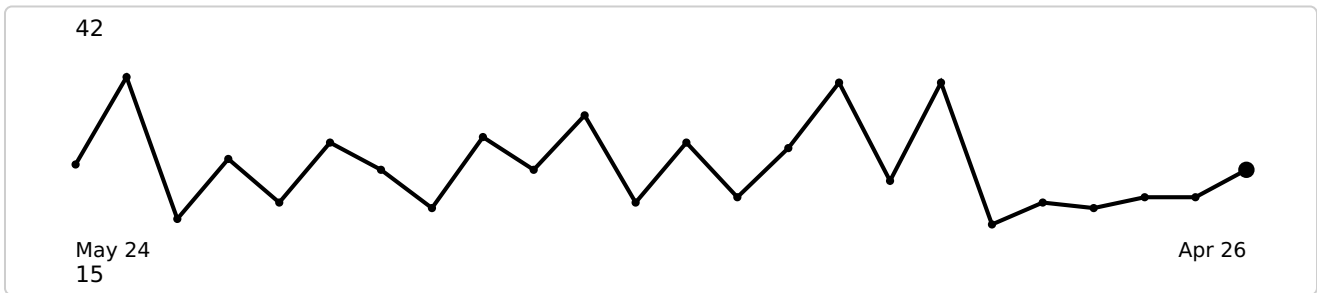
Households

5,694

Owned 78% · Social rent 8% · Private rent 14%

Census 2021 (ONS), for HD8 9.

## Recorded crime trend



Recorded crimes per month in HD8 9 (May 24–Apr 26, average 26/month). Hover a point to read the count. Source: Police.uk street-level data.

## Flood risk

No modelled flood risk is recorded for HD8 9UP in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

## How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9UP
Average sold price	£298,195	£267,257	£182,492
Population	44,677	13,322	—
Deprivation decile (1 = most deprived)	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 9UP.

[Compare conveyancing quotes →](#)

### Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

We may earn a referral fee if you use our conveyancing or removals links. It never changes your price, and you are always free to choose your own provider.

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Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.