

Property report — HD8 9XD

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
2003-12-12	£179,950	2 CLIFTON VIEW	Detached
1999-01-15	£85,000	2 CLIFTON VIEW	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.2 mi	Primary	Report card →
Scissett Church of England Academy	0.7 mi	Primary	Report card →
Scissett Middle School	0.8 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.7 mi	Primary	Report card →
Emley First School	1.8 mi	Primary	Outstanding (2024)

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 (0.7 mi) · SKELMANTHORPE FAMILY DOCTORS (1.7 mi) · DARTON HEALTH CENTRE PRACTICE (3.3 mi)

Nearest hospitals: BARNSELY DISTRICT HOSPITAL (5.0 mi) · BARNSELY HOSPITAL (5.0 mi) · BARNSELY DISTRICT GENERAL HOSPITAL (5.0 mi)

Nearest listed buildings: 21 AND 23, BILHAM ROAD (Grade II) (0.1 mi) · CLAYTON WEST BAPTIST CHAPEL AND SUNDAY SCHOOL (Grade II) (0.2 mi) · BILHAM LODGE (Grade II) (0.2 mi)

Nearest pharmacies: WELL (0.7 mi) · WELL (1.7 mi) · DENBY PHARMACY (2.2 mi)

Nearest stations: Denby Dale (2.6 mi) · Darton (3.2 mi) · Shepley (3.9 mi)

Nearest supermarkets: Co-op Food (1.7 mi) · Co-op Food (3.3 mi) · Aldi (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%

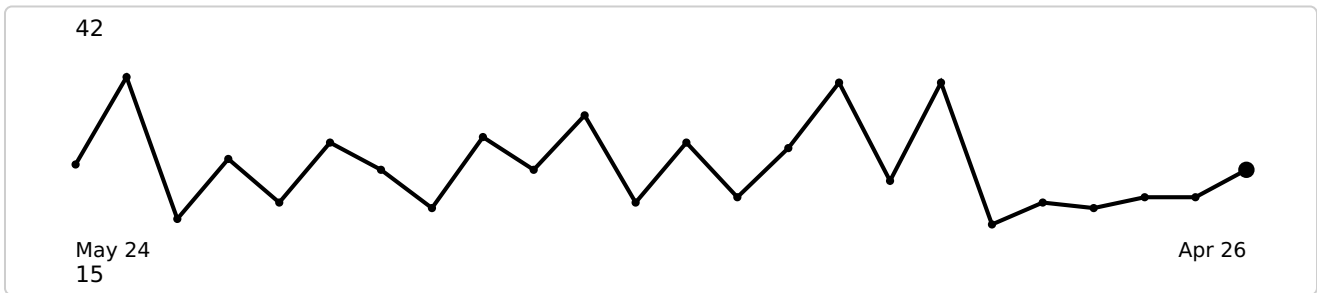
Households

5,694

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

Census 2021 (ONS), for 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 9XD 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 9XD
Average sold price	£298,195	£267,257	£132,475
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%	17%
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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The HM Land Registry title register shows the legal owner, price paid and any charges or covenants. Official copy, £7.

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Compare conveyancing quotes

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

[Compare conveyancing quotes →](#)

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

[Compare removals quotes →](#)

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