

Property report — HD8 9ZD

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
2025-12-12	£252,000	11 CLIFFE HILL VIEW	Terraced
2025-11-28	£324,950	54 CLIFFE HILL VIEW	Detached
2025-11-21	£325,000	27 CLIFFE HILL VIEW	Detached
2025-08-29	£389,950	66 CLIFFE HILL VIEW	Detached
2025-08-08	£345,000	25 CLIFFE HILL VIEW	Detached
2025-07-28	£244,000	23 CLIFFE HILL VIEW	Semi-detached
2025-06-27	£239,950	64 CLIFFE HILL VIEW	Semi-detached
2025-06-27	£240,950	62 CLIFFE HILL VIEW	Semi-detached
2025-06-27	£356,950	55 CLIFFE HILL VIEW	Detached
2025-06-27	£384,950	60 CLIFFE HILL VIEW	Detached
2025-06-27	£217,950	43 CLIFFE HILL VIEW	Terraced
2025-06-27	£399,950	37 CLIFFE HILL VIEW	Detached
2025-06-27	£259,960	68 CLIFFE HILL VIEW	Semi-detached
2025-06-20	£261,950	51 CLIFFE HILL VIEW	Semi-detached
2025-06-20	£270,950	53 CLIFFE HILL VIEW	Semi-detached
2025-06-20	£389,950	47 CLIFFE HILL VIEW	Detached
2025-06-09	£319,950	57 CLIFFE HILL VIEW	Detached
2025-05-30	£214,950	41 CLIFFE HILL VIEW	Terraced

Date	Price	Address	Type
2025-05-30	£350,950	49 CLIFFE HILL VIEW	Detached
2025-04-25	£229,950	39 CLIFFE HILL VIEW	Terraced
2025-04-25	£227,902	45 CLIFFE HILL VIEW	Terraced
2025-04-25	£340,950	35 CLIFFE HILL VIEW	Detached
2025-03-28	£270,950	77 CLIFFE HILL VIEW	Semi-detached
2025-03-28	£374,950	81 CLIFFE HILL VIEW	Detached
2025-03-28	£270,950	79 CLIFFE HILL VIEW	Semi-detached
2025-03-24	£269,950	31 CLIFFE HILL VIEW	Semi-detached
2025-02-28	£264,950	33 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£96,000	67 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£96,000	69 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£75,000	71 CLIFFE HILL VIEW	Terraced
2024-12-16	£75,000	73 CLIFFE HILL VIEW	Terraced
2024-12-16	£75,000	75 CLIFFE HILL VIEW	Terraced
2024-12-16	£75,000	59 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£75,000	61 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£96,000	63 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£96,000	65 CLIFFE HILL VIEW	Semi-detached
2024-12-16	£324,950	29 CLIFFE HILL VIEW	Detached
2024-03-28	£289,950	27 CLIFFE HILL VIEW	Detached
2023-12-15	£239,950	26 CLIFFE HILL VIEW	Semi-detached
2023-11-30	£274,950	30 CLIFFE HILL VIEW	Detached
2023-11-30	£219,950	9 CLIFFE HILL VIEW	Terraced
2023-11-30	£242,950	11 CLIFFE HILL VIEW	Terraced
2023-11-30	£334,950	28 CLIFFE HILL VIEW	Detached
2023-11-30	£219,950	7 CLIFFE HILL VIEW	Terraced

Date	Price	Address	Type
2023-11-24	£244,950	5 CLIFFE HILL VIEW	Terraced
2023-11-24	£239,950	24 CLIFFE HILL VIEW	Semi-detached
2023-09-29	£359,950	3 CLIFFE HILL VIEW	Detached
2023-09-29	£349,950	2 CLIFFE HILL VIEW	Detached
2023-09-29	£294,950	1 CLIFFE HILL VIEW	Detached
2023-08-11	£324,950	22 CLIFFE HILL VIEW	Detached
2023-06-30	£299,950	25 CLIFFE HILL VIEW	Detached
2023-06-23	£229,950	23 CLIFFE HILL VIEW	Semi-detached
2023-06-23	£219,950	21 CLIFFE HILL VIEW	Semi-detached
2023-06-23	£229,950	19 CLIFFE HILL VIEW	Semi-detached
2023-06-23	£359,950	15 CLIFFE HILL VIEW	Detached
2023-05-31	£319,950	20 CLIFFE HILL VIEW	Detached
2023-05-31	£229,950	17 CLIFFE HILL VIEW	Semi-detached
2023-05-31	£269,950	18 CLIFFE HILL VIEW	Detached
2023-05-26	£289,950	8 CLIFFE HILL VIEW	Detached
2023-05-24	£75,000	16 CLIFFE HILL VIEW	Terraced
2023-05-24	£75,000	14 CLIFFE HILL VIEW	Terraced
2023-05-24	£75,000	12 CLIFFE HILL VIEW	Terraced
2023-04-28	£234,950	4 CLIFFE HILL VIEW	Semi-detached
2023-04-28	£229,950	6 CLIFFE HILL VIEW	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Shelley College, A Share Academy	0.2 mi	Secondary	Report card →

School	Distance	Phase	Ofsted
St Aidan's Church of England Academy	0.4 mi	Primary	Report card →
Skelmanthorpe Academy	0.6 mi	Primary	Good (2020)
Denby Dale First and Nursery School	0.9 mi	Primary	Good (2023)
Scissett Middle School	1.3 mi	Middle deemed secondary	Good (2019)
Cumberworth CofE First School	1.4 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 (0.4 mi) · DEARNE VALLEY HEALTH CENTRE (1.4 mi) · KIRKBURTON HEALTH CENTRE (2.1 mi)

Nearest listed buildings: 1, WOOD STREET (Grade II) (0.2 mi) · CHURCH OF ST AIDAN (Grade II) (0.2 mi) · 5, COMMERCIAL ROAD (Grade II) (0.4 mi)

Nearest pharmacies: WELL (0.4 mi) · DENBY PHARMACY (1.2 mi) · WELL (1.4 mi)

Nearest stations: Denby Dale (1.3 mi) · Shepley (1.8 mi) · Stocksmoor (2.6 mi)

Nearest supermarkets: Co-op Food (0.4 mi) · The Co-operative Food (2.0 mi) · The Co-operative Food (2.1 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 9ZD 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 9ZD
Average sold price	£298,195	£267,257	£248,462
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%	94%
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 9ZD.

[Compare conveyancing quotes →](#)

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