

Property report — HD8 9BN

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 prices on this postcode

Date	Price	Address	Type
2026-04-20	£190,000	2 WOOD STREET	Terraced

Date	Price	Address	Type
2024-12-13	£165,000	6 WOOD STREET	Terraced
2024-08-02	£140,000	2 WOOD STREET	Terraced
2024-04-12	£179,000	16 WOOD STREET	Terraced
2024-01-19	£127,000	32 WOOD STREET	Detached
2023-02-09	£111,000	4 WOOD STREET	Terraced
2021-07-05	£165,000	30 WOOD STREET	Terraced
2020-10-09	£190,000	10 WOOD STREET	Semi-detached
2020-07-17	£166,000	28 WOOD STREET	Terraced
2020-02-06	£280,000	9A WOOD STREET	Detached
2019-09-27	£145,000	16 WOOD STREET	Terraced
2019-09-27	£135,000	20 WOOD STREET	Terraced
2019-08-01	£143,000	30 WOOD STREET	Terraced
2017-07-21	£87,500	4 WOOD STREET	Terraced
2017-07-07	£138,000	2 WOOD STREET	Terraced
2017-04-04	£170,000	22 WOOD STREET	Terraced
2015-03-20	£125,000	5 WOOD STREET	Terraced
2014-05-30	£250,000	1B WOOD STREET	Detached
2013-12-10	£315,000	FIELD HOUSE WOOD STREET	Detached
2013-07-05	£169,999	7 WOOD STREET	Terraced
2011-02-28	£165,000	10 WOOD STREET	Semi-detached
2010-09-07	£70,000	32 WOOD STREET	Detached
2010-06-04	£80,000	30 WOOD STREET	Terraced
2010-04-29	£120,000	22 WOOD STREET	Terraced
2008-07-14	£140,000	16 WOOD STREET	Terraced
2007-10-29	£195,000	12 WOOD STREET	Terraced
2007-10-26	£220,000	3 WOOD STREET	Terraced

Date	Price	Address	Type
2007-06-13	£102,000	16 WOOD STREET	Terraced
2007-03-23	£142,500	2 WOOD STREET	Terraced
2006-08-04	£277,000	1A WOOD STREET	Detached
2005-04-01	£145,000	26 WOOD STREET	Terraced
2005-01-25	£162,500	12 WOOD STREET	Terraced
2004-04-08	£135,000	7 WOOD STREET	Terraced
2002-06-26	£243,000	34 WOOD STREET	Detached
2001-01-12	£25,500	4 WOOD STREET	Terraced
2000-02-11	£74,250	14 WOOD STREET	Terraced
1999-04-09	£73,000	18 WOOD STREET	Terraced
1998-04-30	£43,500	2 WOOD STREET	Terraced
1997-10-31	£72,000	3 WOOD STREET	Terraced
1996-10-31	£153,000	BARN HOUSE WOOD STREET	Detached
1996-03-22	£31,000	18 WOOD STREET	Terraced
1996-01-30	£65,500	1 WOOD STREET	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
St Aidan's Church of England Academy	0.3 mi	Primary	—
Shelley College, A Share Academy	0.4 mi	Secondary	—
Skelmanthorpe Academy	0.4 mi	Primary	Good (2020)
Denby Dale First and Nursery School	0.9 mi	Primary	Good (2023)

School	Distance	Phase	Ofsted
Scissett Middle School	1.1 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.3 mi	Primary	—

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

Flood risk

No modelled flood risk is recorded for HD8 9BN 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 9BN
Average sold price	£298,195	£267,257	£145,863
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.

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[Compare conveyancing quotes →](#)

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