

# Property report — HD8 9BQ

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
2025-11-14	£137,500	13 DALE STREET	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2025-10-31	£135,000	3 DALE STREET	Terraced
2018-10-19	£242,500	4 DALE CROFT	Semi-detached
2018-08-03	£66,500	5 DALE STREET	Terraced
2018-03-16	£164,995	11 DALE STREET	Semi-detached
2017-12-14	£170,000	11 DALE STREET	Semi-detached
2014-06-19	£232,500	3 DALE CROFT	Semi-detached
2012-05-11	£144,000	11 DALE STREET	Semi-detached
2010-11-24	£203,500	1 DALE CROFT	Detached
2008-10-31	£115,000	3 DALE STREET	Terraced
2007-12-19	£123,000	13 DALE STREET	Semi-detached
2007-07-20	£77,000	7 DALE STREET	Terraced
2005-10-28	£97,000	13 DALE STREET	Semi-detached
2004-06-11	£91,500	13 DALE STREET	Semi-detached
2002-10-10	£56,000	3 DALE STREET	Terraced
2001-08-24	£50,000	1 DALE STREET	Semi-detached
2000-04-18	£23,000	13 DALE STREET	Semi-detached
1998-10-30	£77,500	1 DALE CROFT	Detached
1997-04-25	£45,500	11 DALE STREET	Semi-detached
1996-10-23	£38,000	7 DALE STREET	Terraced
1996-06-07	£38,000	15 DALE STREET	Semi-detached
1996-05-10	£31,500	1 DALE STREET	Semi-detached
1996-03-15	£67,000	4 DALE CROFT	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Skelmanthorpe Academy	0.2 mi	Primary	Good (2020)
St Aidan's Church of England Academy	0.3 mi	Primary	—
Shelley College, A Share Academy	0.6 mi	Secondary	—
Scissett Middle School	0.9 mi	Middle deemed secondary	Good (2019)
Denby Dale First and Nursery School	0.9 mi	Primary	Good (2023)
Scissett Church of England Academy	1.0 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 9BQ 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 9BQ
Average sold price	£298,195	£267,257	£105,500
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Low

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9BQ
Gigabit broadband	90%	88%	62%
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 9BQ.

[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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