

# Property report — HD8 9DZ

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
2022-11-18	£155,000	36 ELM STREET	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2022-06-17	£140,500	34 ELM STREET	Terraced
2021-11-19	£130,000	55 ELM STREET	Terraced
2021-04-23	£161,000	47A ELM STREET	Semi-detached
2019-04-08	£115,000	34 ELM STREET	Terraced
2018-04-06	£73,000	34 ELM STREET	Terraced
2018-01-12	£130,000	57 ELM STREET	Semi-detached
2017-10-27	£130,000	57 ELM STREET	Semi-detached
2016-03-01	£122,000	47A ELM STREET	Semi-detached
2014-10-27	£111,000	36 ELM STREET	Terraced
2013-10-24	£81,845	55 ELM STREET	Terraced
2013-05-03	£109,000	47B ELM STREET	Semi-detached
2013-01-25	£133,000	59 ELM STREET	Terraced
2012-09-07	£150,000	47 ELM STREET	Detached
2010-11-26	£107,500	34 ELM STREET	Terraced
2010-02-10	£105,000	36 ELM STREET	Terraced
2008-10-31	£154,995	59 ELM STREET	Terraced
2007-01-29	£115,000	55 ELM STREET	Terraced
2005-06-24	£114,000	36 ELM STREET	Terraced
2005-04-22	£98,000	34 ELM STREET	Terraced
2004-11-19	£125,000	47A ELM STREET	Detached
2004-04-02	£106,500	57 ELM STREET	Semi-detached
2003-07-18	£62,000	34 ELM STREET	Terraced
2003-06-16	£67,000	36 ELM STREET	Terraced
2003-05-30	£52,500	55 ELM STREET	Terraced
2002-07-19	£47,000	34 ELM STREET	Terraced
2001-05-25	£33,500	34 ELM STREET	Terraced

Date	Price	Address	Type
1999-07-01	£55,000	45 ELM STREET	Semi-detached
1998-09-11	£48,000	47A ELM STREET	Detached
1998-06-12	£36,000	36 ELM STREET	Terraced
1997-08-15	£37,000	41 ELM STREET	Terraced
1996-09-27	£46,000	47A ELM STREET	Detached
1995-05-19	£46,000	59 ELM STREET	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
Skelmanthorpe Academy	0.1 mi	Primary	Good (2020)
St Aidan's Church of England Academy	0.3 mi	Primary	—
Shelley College, A Share Academy	0.7 mi	Secondary	—
Scissett Middle School	0.8 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	0.9 mi	Primary	—
Denby Dale First and Nursery School	0.9 mi	Primary	Good (2023)

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 9DZ 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 9DZ
Average sold price	£298,195	£267,257	£96,889
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%	64%
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 9DZ.

[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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