

# Property report — HD8 9JB

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
2024-12-03	£340,000	23 PENNINE WAY	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2024-07-08	£470,000	14 PENNINE WAY	Detached
2023-09-29	£185,000	14 PENNINE WAY	Detached
2021-03-15	£240,000	27 PENNINE WAY	Detached
2020-11-20	£350,000	2 PENNINE WAY	Detached
2020-11-18	£235,000	27 PENNINE WAY	Detached
2020-10-08	£235,000	12 PENNINE WAY	Detached
2018-11-30	£196,800	28 PENNINE WAY	Detached
2016-11-14	£300,000	2A PENNINE WAY	Detached
2016-04-21	£217,500	22 PENNINE WAY	Detached
2014-07-14	£238,500	23 PENNINE WAY	Detached
2012-06-14	£202,000	35 PENNINE WAY	Detached
2011-05-06	£250,000	2 PENNINE WAY	Detached
2007-05-18	£243,950	26 PENNINE WAY	Detached
2006-05-22	£193,500	26 PENNINE WAY	Detached
2005-02-11	£225,000	6 PENNINE WAY	Detached
2004-07-16	£176,000	34 PENNINE WAY	Detached
2004-07-09	£198,000	12 PENNINE WAY	Detached
2004-02-13	£138,500	39 PENNINE WAY	Detached
2004-01-30	£170,000	18 PENNINE WAY	Detached
2003-10-31	£184,950	30 PENNINE WAY	Detached
2003-10-17	£135,000	27 PENNINE WAY	Detached
2002-11-29	£125,000	18 PENNINE WAY	Detached
2001-03-13	£105,000	18 PENNINE WAY	Detached
2000-11-24	£108,000	4 PENNINE WAY	Detached
2000-01-14	£88,000	36 PENNINE WAY	Detached
1998-07-27	£30,000	30 PENNINE WAY	Detached

Date	Price	Address	Type
1996-10-29	£75,000	35 PENNINE WAY	Detached
1996-10-15	£77,500	23 PENNINE WAY	Detached
1995-10-11	£81,000	6 PENNINE WAY	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Scissett Church of England Academy	0.1 mi	Primary	—
Scissett Middle School	0.2 mi	Middle deemed secondary	Good (2019)
Kaye's Academy	0.6 mi	Primary	—
Skelmanthorpe Academy	0.9 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.1 mi	Primary	—
Denby Dale First and Nursery School	1.5 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

**Flood risk at this postcode: Low** — 1 property here fall in an at-risk band (0 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 9JB
Average sold price	£298,195	£267,257	£193,807
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.

## 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 9JB.

[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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