

# Property report — HD8 9NB

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
2024-08-09	£330,000	11 DEARNE PARK	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2023-09-22	£385,000	13 DEARNE PARK	Detached
2022-10-14	£450,000	23 DEARNE PARK	Detached
2022-08-15	£420,000	16 DEARNE PARK	Detached
2021-01-15	£440,000	1 DEARNE PARK	Detached
2020-01-20	£305,000	13 DEARNE PARK	Detached
2019-11-11	£207,000	9 DEARNE PARK	Detached
2017-08-18	£280,000	18 DEARNE PARK	Detached
2015-12-18	£240,000	6 DEARNE PARK	Detached
2015-05-29	£290,000	20 DEARNE PARK	Detached
2014-10-16	£245,000	8 DEARNE PARK	Detached
2014-05-15	£228,500	23 DEARNE PARK	Detached
2013-08-02	£217,000	23 DEARNE PARK	Detached
2012-07-16	£192,000	10 DEARNE PARK	Detached
2008-01-25	£230,000	8 DEARNE PARK	Semi-detached
2007-11-09	£247,000	1 DEARNE PARK	Detached
2007-02-05	£281,251	4 DEARNE PARK	Detached
2006-07-31	£230,500	8 DEARNE PARK	Semi-detached
2006-01-16	£249,999	3 DEARNE PARK	Semi-detached
2005-11-28	£185,000	10 DEARNE PARK	Detached
2005-08-10	£110,000	10 DEARNE PARK	Detached
2004-07-30	£292,000	24 DEARNE PARK	Detached
2004-06-24	£233,950	13 DEARNE PARK	Detached
2004-06-04	£194,000	4 DEARNE PARK	Detached
2003-08-05	£199,950	6 DEARNE PARK	Detached
2002-06-28	£132,500	23 DEARNE PARK	Detached
2002-02-04	£165,000	25 DEARNE PARK	Semi-detached

Date	Price	Address	Type
2001-10-24	£140,000	5 DEARNE PARK	Detached
2001-08-24	£154,000	20 DEARNE PARK	Detached
2000-04-14	£124,000	18 DEARNE PARK	Detached
2000-01-21	£102,500	4 DEARNE PARK	Detached
1999-08-20	£86,000	7 DEARNE PARK	Detached
1999-06-18	£118,000	26 DEARNE PARK	Detached
1999-02-12	£110,000	13 DEARNE PARK	Detached
1998-03-20	£86,250	8 DEARNE PARK	Semi-detached
1997-11-28	£97,500	4 DEARNE PARK	Detached
1996-11-29	£103,000	17 DEARNE PARK	Detached
1995-08-02	£67,000	7 DEARNE PARK	Detached
1995-06-09	£78,000	22 DEARNE PARK	Detached
1995-05-01	£68,000	11 DEARNE PARK	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Kaye's Academy	0.3 mi	Primary	—
Scissett Church of England Academy	0.4 mi	Primary	—
Scissett Middle School	0.5 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.2 mi	Primary	Good (2020)
St Aidan's Church of England Academy	1.4 mi	Primary	—
Emley First School	1.6 mi	Primary	Outstanding (2024)

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: Medium** — 5 properties here fall in an at-risk band (4 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 9NB
Average sold price	£298,195	£267,257	£207,873
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Medium
Gigabit broadband	90%	88%	63%
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 9NB.

[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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