

Property report — HD8 8FY

Open-data due diligence for the HD8 8 area (the finest level UK open data publishes).

AVG SOLD PRICE

£327,621

sector HD8 8 · 203 sales

POPULATION

18,055

sector HD8 8

CRIMES RECORDED

11

sector HD8 8 · 2026-04

SCHOOLS

7

sector HD8 8

FLOOD RISK

High

sector HD8 8

GIGABIT BROADBAND

88%

sector HD8 8 of premises

Sold-price trend (1995-2026)



Average sold price in HD8 8 by year, 1995-2026 (latest £285,238). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-02-28	£485,000	22 EAST HILL WAY	Detached
2023-01-30	£550,000	3 EAST HILL WAY	Detached
2022-11-24	£365,000	31 EAST HILL WAY	Detached
2021-11-12	£489,950	11 EAST HILL WAY	Detached
2021-09-10	£289,950	6 EAST HILL WAY	Terraced
2021-08-11	£525,950	1 EAST HILL WAY	Detached
2021-07-30	£289,950	4 EAST HILL WAY	Terraced
2021-06-30	£80,000	2 EAST HILL WAY	Terraced
2021-06-28	£299,950	8 EAST HILL WAY	Terraced
2021-06-17	£504,650	3 EAST HILL WAY	Detached
2021-06-10	£525,950	5 EAST HILL WAY	Detached
2021-06-01	£280,000	12 EAST HILL WAY	Terraced
2021-04-28	£499,950	7 EAST HILL WAY	Detached
2021-04-14	£504,950	9 EAST HILL WAY	Detached
2021-02-26	£399,950	18 EAST HILL WAY	Detached
2021-02-08	£299,950	16 EAST HILL WAY	Terraced
2021-01-29	£479,950	23 EAST HILL WAY	Detached
2020-12-22	£294,950	14 EAST HILL WAY	Terraced

Date	Price	Address	Type
2020-12-19	£499,950	19 EAST HILL WAY	Detached
2020-11-27	£314,950	27 EAST HILL WAY	Detached
2020-09-22	£324,950	25 EAST HILL WAY	Detached
2020-09-11	£479,950	21 EAST HILL WAY	Detached
2020-08-21	£469,950	15 EAST HILL WAY	Detached
2020-07-31	£464,950	17 EAST HILL WAY	Detached
2020-07-02	£318,703	31 EAST HILL WAY	Detached
2020-05-07	£324,950	29 EAST HILL WAY	Detached
2020-05-07	£414,950	28 EAST HILL WAY	Detached
2020-03-27	£399,950	20 EAST HILL WAY	Detached
2020-03-23	£409,950	26 EAST HILL WAY	Detached
2020-02-28	£399,950	24 EAST HILL WAY	Detached
2020-02-27	£399,950	22 EAST HILL WAY	Other
2020-01-29	£292,950	10 EAST HILL WAY	Terraced
2017-11-17	£720,000	19 EAST HILL WAY	Other

33 recorded sales on HD8 8FY. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	0.5 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	0.9 mi	Primary	Report card →
Cumberworth CofE First School	1.1 mi	Primary	Report card →
St Aidan's Church of England Academy	1.1 mi	Primary	Report card →
Shelley College, A Share Academy	1.3 mi	Secondary	

School	Distance	Phase	Ofsted
			Report card →
Skelmanthorpe Academy	1.4 mi	Primary	Good (2020)

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

What's nearby

Nearest GP surgeries: SKELMANTHORPE FAMILY DOCTORS (1.3 mi) · DEARNE VALLEY HEALTH CENTRE (1.7 mi) · SHEPLEY PRIMARY CARE LIMITED (2.4 mi)

Nearest listed buildings: DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.1 mi) · DENBY DALE RAILWAY VIADUCT (Grade II) (0.2 mi) · MILESTONE AT BASE OF VIADUCT (Grade II) (0.3 mi)

Nearest pharmacies: DENBY PHARMACY (0.2 mi) · WELL (1.3 mi) · WELL (1.7 mi)

Nearest stations: Denby Dale (0.2 mi) · Shepley (2.2 mi) · Stocksmoor (3.0 mi)

Nearest supermarkets: Co-op Food (1.3 mi) · The Co-operative Food (1.9 mi) · The Co-operative Food (2.2 mi)

Straight-line distance from the postcode. Source: [NaPTAN \(DfT\)](#).

Who lives here

Median age

48

One-person households

25%

Households with children

28%

Households

7,652

Owned 82% · Social rent 4% · Private rent 13%

Census 2021 (ONS), for HD8 8.

Flood risk

No modelled flood risk is recorded for HD8 8FY 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 8	POSTCODE HD8 8FY
Average sold price	£298,195	£327,621	£406,124
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	100%
Superfast broadband	98%	97%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 8); 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 8FY.

Compare conveyancing quotes →

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