

# Property report — HD8 8NA

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
2026-01-30	£725,000	CLIFFE HILL BARN, CLIFFE HILL	Terraced
2023-01-31	£2,000	CLIFFE HILL COTTAGE 3, CLIFFE HILL	Other
2021-11-16	£570,000	5 CLIFFE HILL	Detached
2021-10-19	£480,000	THE BARN	Other
2021-04-09	£655,000	CLIFFE HILL FARM HOUSE 4, CLIFFE HILL	Terraced
2020-12-18	£320,000	CLIFFE HILL COTTAGE 3, CLIFFE HILL	Detached
2020-12-18	£650,000	CLIFFE HILL BARN, CLIFFE HILL	Terraced
2020-12-01	£445,000	WEST VIEW HOUSE 1, CLIFFE HILL	Terraced
2019-10-11	£660,000	CLIFFE HILL BARN 2, CLIFFE HILL	Semi-detached
1998-09-04	£69,000	1, LOWER OZZINGS	Semi-detached
1997-08-29	£110,000	3, LOWER OZZINGS	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Shelley College, A Share Academy</a>	0.4 mi	Secondary	<a href="#">Report card →</a>
<a href="#">St Aidan's Church of England Academy</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Cumberworth CofE First School</a>	1.0 mi	Primary	<a href="#">Report card →</a>

School	Distance	Phase	Ofsted
<a href="#">Denby Dale First and Nursery School</a>	1.1 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Shelley First School</a>	1.2 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Skelmanthorpe Academy</a>	1.2 mi	Primary	<a href="#">Good (2020)</a>

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

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**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (1.0 mi) · SHEPLEY PRIMARY CARE LIMITED (1.6 mi) · KIRKBURTON HEALTH CENTRE (1.8 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (4.6 mi)

**Nearest listed buildings:** BRAGGS FARMHOUSE (Grade II) (0.6 mi) · COPLEY HOUSE (Grade II) (0.6 mi) · FORMER WEAVING ESTABLISHMENT 10 YARDS TO NORTH WEST OF COPLEY HOUSE (Grade II) (0.6 mi)

**Nearest pharmacies:** WELL (1.0 mi) · DENBY PHARMACY (1.3 mi) · SHEPLEY PHARMACY (1.6 mi)

**Nearest stations:** Denby Dale (1.1 mi) · Shepley (1.3 mi) · Stocksmoor (2.1 mi)

**Nearest supermarkets:** Co-op Food (1.0 mi) · The Co-operative Food (1.5 mi) · The Co-operative Food (1.6 mi)

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

## Who lives here

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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

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No modelled flood risk is recorded for HD8 8NA 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?

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Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8NA
Average sold price	£298,195	£327,621	£426,000
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%	0%
Superfast broadband	98%	97%	0%

— = 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

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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 8NA.

**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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