

# Property report — HD8 8NB

Open-data due diligence for HD8 8NB and the area around it.

**What scope is each figure?** Sold sales, broadband and flood risk are for **HD8 8NB** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 8** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

**£327,621**

SECTOR HD8 8 · 203 sales

POPULATION

**18,055**

SECTOR HD8 8

CRIMES RECORDED

**11**

SECTOR HD8 8 · Apr 26

SCHOOLS

**7**

SECTOR HD8 8

FLOOD RISK

**None modelled**

THIS POSTCODE

GIGABIT BROADBAND

**88%**

SECTOR HD8 8 of premises

## Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD8 8, 1995-2026 (latest £285,238). Hover a point to read its value. Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2022-07-22	£1,300,000	THE LODGE SHELLEY WOODHOUSE LANE	Detached
2015-07-22	£325,000	13 SHELLEY WOODHOUSE LANE	Detached
2012-02-29	£250,000	3 SHELLEY WOODHOUSE LANE	Detached
2006-07-10	£358,000	13 SHELLEY WOODHOUSE LANE	Terraced
2005-06-20	£513,000	THE LODGE SHELLEY WOODHOUSE LANE	Detached
2001-07-26	£59,950	4 SHELLEY WOODHOUSE LANE	Semi-detached

6 recorded sales on HD8 8NB. 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>	0.3 mi	Secondary	<a href="#">Report card →</a>
<a href="#">St Aidan's Church of England Academy</a>	1.0 mi	Primary	<a href="#">Report card →</a>
<a href="#">Skelmanthorpe Academy</a>	1.1 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Shelley First School</a>	1.1 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Denby Dale First and Nursery School</a>	1.4 mi	Primary	<a href="#">Good (2023)</a>

School	Distance	Phase	Ofsted
<a href="#">Cumberworth CofE First School</a>	1.4 mi	Primary	<a href="#">Report card →</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 (0.9 mi) · KIRKBURTON HEALTH CENTRE (1.5 mi) · SHEPLEY PRIMARY CARE LIMITED (1.7 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (4.7 mi)

**Nearest listed buildings:** CHURCH OF EMMANUEL (Grade II) (0.5 mi) · BARN 20 YARDS TO EAST OF MANOR HOUSE (Grade II) (0.6 mi) · 1, WOOD STREET (Grade II) (0.7 mi)

**Nearest pharmacies:** WELL (0.9 mi) · ROWLANDS PHARMACY (1.5 mi) · DENBY PHARMACY (1.6 mi)

**Nearest stations:** Shepley (1.4 mi) · Denby Dale (1.5 mi) · Stocksmoor (2.1 mi)

**Nearest supermarkets:** Co-op Food (0.9 mi) · The Co-operative Food (1.7 mi) · The Co-operative Food (1.9 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.

## Recorded crime trend



Recorded crimes per month in HD8 8 (May 24–Apr 26, average 20/month). Hover a point to read the count. Source: Police.uk street-level data.

## Flood risk

No modelled flood risk is recorded for HD8 8NB in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

## How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8NB
Average sold price	£298,195	£327,621	£467,658
Population	44,677	18,055	—
Deprivation decile (1 = most deprived)	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

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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 8NB.

[Compare conveyancing quotes →](#)

### Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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