

Property report — HD8 8NJ

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 prices on this postcode

Date	Price	Address	Type
2021-06-18	£335,000	4 LEAK HALL ROAD	Detached

Date	Price	Address	Type
2016-03-30	£285,000	2 LEAK HALL ROAD	Detached
2014-10-08	£270,000	2 LEAK HALL ROAD	Detached
2013-07-18	£242,500	4 LEAK HALL ROAD	Detached
2007-03-23	£270,000	4 LEAK HALL ROAD	Detached
2007-01-26	£273,000	6 LEAK HALL ROAD	Detached
2004-11-08	£60,000	2 LEAK HALL ROAD	Detached

7 recorded sales on HD8 8NJ. 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	0.3 mi	Primary	Good (2023)
St Aidan's Church of England Academy	1.0 mi	Primary	—
Denby Church of England Voluntary Aided First School	1.0 mi	Primary	—
Cumberworth CofE First School	1.3 mi	Primary	—
Skelmanthorpe Academy	1.3 mi	Primary	Good (2020)
Shelley College, A Share Academy	1.3 mi	Secondary	—

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

Flood risk

No modelled flood risk is recorded for HD8 8NJ 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 8NJ
Average sold price	£298,195	£327,621	£247,929
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 8NJ.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.