

# Property report — HD8 8NN

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
2025-09-29	£208,500	THE COTTAGE, 86A BARNSELEY ROAD	Terraced
2024-03-28	£115,000	THE COTTAGE, 86A BARNSELEY ROAD	Terraced
2023-12-01	£550,000	92 BARNSELEY ROAD	Detached
2023-01-13	£785,000	66 BARNSELEY ROAD	Detached
2022-09-20	£950,000	64A BARNSELEY ROAD	Detached
2022-05-30	£560,105	70 BARNSELEY ROAD	Detached
2022-02-17	£440,000	94 BARNSELEY ROAD	Detached
2022-02-16	£720,000	84 BARNSELEY ROAD	Detached
2021-01-12	£523,500	88 BARNSELEY ROAD	Detached
2020-10-13	£395,000	92 BARNSELEY ROAD	Detached
2020-06-02	£247,000	86 BARNSELEY ROAD	Semi-detached
2019-06-07	£700,000	64A BARNSELEY ROAD	Detached
2019-02-27	£372,500	91 BARNSELEY ROAD	Detached
2018-12-20	£12,500	86 BARNSELEY ROAD	Other
2018-02-09	£238,500	85 BARNSELEY ROAD	Semi-detached
2017-06-30	£370,000	THE MISTAL, 86B BARNSELEY ROAD	Terraced
2014-12-19	£615,000	64A BARNSELEY ROAD	Detached
2014-12-12	£430,000	88 BARNSELEY ROAD	Detached

Date	Price	Address	Type
2013-05-30	£249,950	THE MISTAL, 86B BARNSELEY ROAD	Terraced
2011-08-23	£991,000	80 BARNSELEY ROAD	Detached
2007-12-05	£204,500	87 BARNSELEY ROAD	Semi-detached
2006-09-27	£380,000	THE COTTAGE, 86A BARNSELEY ROAD	Detached
2004-09-17	£295,000	84 BARNSELEY ROAD	Detached
2003-06-27	£325,000	66 BARNSELEY ROAD	Detached
2003-06-06	£180,000	89 BARNSELEY ROAD	Detached
2002-06-11	£136,000	82 BARNSELEY ROAD	Detached
2001-03-09	£95,000	66 BARNSELEY ROAD	Detached
2000-05-31	£435,000	80 BARNSELEY ROAD	Detached
1996-10-11	£80,000	84 BARNSELEY ROAD	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Cumberworth CofE First School</a>	0.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">Birdsedge First School</a>	0.8 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Denby Church of England Voluntary Aided First School</a>	1.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">Denby Dale First and Nursery School</a>	1.3 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Shepley First School</a>	1.3 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Shelley College, A Share Academy</a>	1.5 mi	Secondary	<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:** SHEPLEY PRIMARY CARE LIMITED (1.6 mi) · SKELMANTHORPE FAMILY DOCTORS (1.8 mi) · DEARNE VALLEY HEALTH CENTRE (2.5 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (4.3 mi)

**Nearest listed buildings:** CROSS BASE 5 YARDS (APPROXIMATELY) TO SOUTH OF CHURCH OF ST NICHOLAS (Grade II) (0.2 mi) · STOCKS 3 YARDS SOUTH OF PORCH OF CHURCH OF ST NICHOLAS (Grade II) (0.2 mi) · CHURCH OF ST NICHOLAS (Grade II) (0.2 mi)

**Nearest pharmacies:** DENBY PHARMACY (1.2 mi) · SHEPLEY PHARMACY (1.6 mi) · WELL (1.8 mi)

**Nearest stations:** Denby Dale (0.7 mi) · Shepley (1.5 mi) · Stocksmoor (2.3 mi)

**Nearest supermarkets:** The Co-operative Food (1.0 mi) · The Co-operative Food (1.4 mi) · Co-op Food (1.8 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 8NN 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 8NN
Average sold price	£298,195	£327,621	£400,140
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 8NN.

[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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