

Property report — HD8 8NS

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

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 8NS** 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

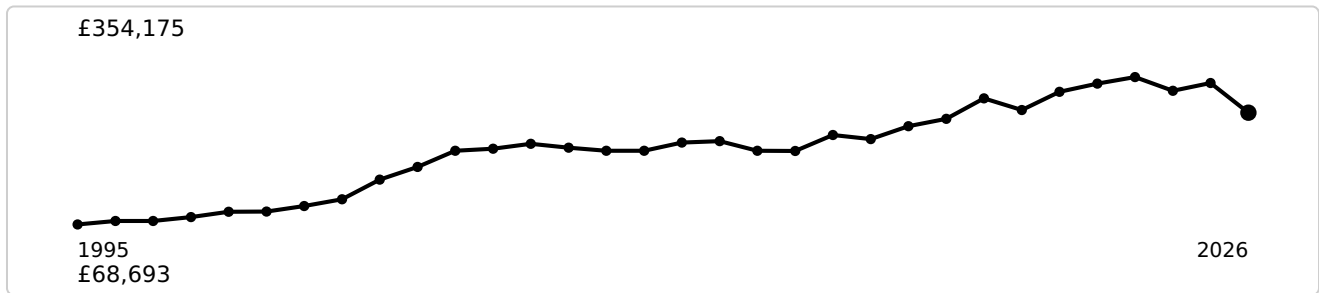
THIS POSTCODE

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
2025-07-04	£527,500	56 BARNSELEY ROAD	Detached
2021-09-23	£232,500	56 BARNSELEY ROAD	Detached
2020-10-15	£235,000	56 BARNSELEY ROAD	Detached
2018-05-29	£304,000	65 BARNSELEY ROAD	Semi-detached
2010-07-16	£265,000	69 BARNSELEY ROAD	Detached
2008-08-15	£175,000	71 BARNSELEY ROAD	Detached
2007-08-23	£222,000	67 BARNSELEY ROAD	Semi-detached
2004-11-10	£180,000	67 BARNSELEY ROAD	Semi-detached
2002-10-07	£159,000	54A BARNSELEY ROAD	Detached
2002-06-28	£195,000	54 BARNSELEY ROAD	Detached
2001-04-27	£88,950	65 BARNSELEY ROAD	Semi-detached
2000-09-29	£65,000	60 BARNSELEY ROAD	Semi-detached
1998-12-18	£89,300	54 BARNSELEY ROAD	Detached
1998-05-21	£122,500	63 BARNSELEY ROAD	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Cumberworth CofE First School	0.1 mi	Primary	Report card →
Birdsedge First School	0.7 mi	Primary	Good (2022)
Shepley First School	1.0 mi	Primary	Good (2024)
Shelley College, A Share Academy	1.5 mi	Secondary	Report card →
Shelley First School	1.5 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	1.5 mi	Primary	Report card →

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: SHEPLEY PRIMARY CARE LIMITED (1.2 mi) · SKELMANTHORPE FAMILY DOCTORS (1.9 mi) · KIRKBURTON HEALTH CENTRE (2.4 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (4.0 mi)

Nearest listed buildings: 31, CARR HILL ROAD (Grade II) (0.1 mi) · Church of England School (Grade II) (0.1 mi) · 31, CUMBERWORTH LANE (Grade II) (0.2 mi)

Nearest pharmacies: SHEPLEY PHARMACY (1.2 mi) · DENBY PHARMACY (1.4 mi) · WELL (1.9 mi)

Nearest stations: Denby Dale (1.0 mi) · Shepley (1.2 mi) · Stocksmoor (2.0 mi)

Nearest supermarkets: The Co-operative Food (0.7 mi) · The Co-operative Food (1.1 mi) · Co-op Food (1.9 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.

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 8NS 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 8NS
Average sold price	£298,195	£327,621	£204,339
Population	44,677	18,055	—
Deprivation decile (1 = most deprived)	8/10	8/10	—
Crimes recorded	92	11	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8NS
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 8NS.

[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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