

# Property report — HD8 8NX

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

**What scope is each figure?** Sold sales, broadband and flood risk are for **HD8 8NX** 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
2025-10-01	£387,500	3 DEARNFIELD	Semi-detached
2024-03-22	£320,000	5 DEARNFIELD	Detached
2023-07-26	£190,000	23 DEARNFIELD	Semi-detached
2022-10-28	£235,000	16 DEARNFIELD	Detached
2022-08-19	£250,000	9 DEARNFIELD	Detached
2022-01-28	£320,000	1 DEARNFIELD	Detached
2021-04-30	£286,500	2 DEARNFIELD	Other
2020-12-14	£160,000	21 DEARNFIELD	Semi-detached
2019-06-27	£245,000	15 DEARNFIELD	Detached
2018-08-28	£350,000	6 DEARNFIELD	Detached
2016-11-14	£173,000	14 DEARNFIELD	Detached
2015-10-02	£166,000	19 DEARNFIELD	Semi-detached
2014-02-28	£135,000	17 DEARNFIELD	Semi-detached
2013-09-30	£103,000	17 DEARNFIELD	Semi-detached
2013-07-19	£156,000	10 DEARNFIELD	Detached
2013-04-10	£165,000	9 DEARNFIELD	Detached
2012-10-19	£182,500	15 DEARNFIELD	Detached

Date	Price	Address	Type
2012-08-06	£102,500	9 DEARNFIELD	Detached
2012-07-24	£250,000	6 DEARNFIELD	Detached
2011-05-06	£130,000	23 DEARNFIELD	Semi-detached
2009-09-29	£139,950	12 DEARNFIELD	Detached
2009-07-30	£155,000	25 DEARN FIELD	Semi-detached
2008-08-13	£140,000	10 DEARN FIELD	Detached
2007-11-28	£152,000	13 DEARN FIELD	Detached
2007-10-23	£160,000	6 DEARN FIELD	Detached
2007-10-12	£72,500	22 DEARN FIELD	Terraced
2007-01-05	£110,000	21 DEARN FIELD	Semi-detached
2004-01-21	£247,250	4 DEARN FIELD	Detached
2004-01-15	£165,000	28 DEARN FIELD	Detached
2003-09-12	£137,500	16 DEARN FIELD	Detached
2003-07-31	£97,500	24 DEARN FIELD	Semi-detached
2002-08-27	£60,000	17 DEARN FIELD	Semi-detached
2002-01-04	£180,000	8 DEARN FIELD	Detached
1999-09-10	£64,500	15 DEARN FIELD	Detached
1999-06-02	£30,000	17 DEARN FIELD	Semi-detached
1998-09-18	£71,000	16 DEARN FIELD	Detached
1998-08-21	£59,950	13 DEARN FIELD	Detached
1997-07-31	£57,000	25 DEARN FIELD	Semi-detached

38 recorded sales on HD8 8NX. 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>	0.1 mi	Primary	

School	Distance	Phase	Ofsted
			<a href="#">Report card</a> →
<a href="#">Birdsedge First School</a>	0.8 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Shepley First School</a>	1.2 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Denby Church of England Voluntary Aided First School</a>	1.3 mi	Primary	<a href="#">Report card</a> →
<a href="#">Denby Dale First and Nursery School</a>	1.4 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Shelley College, A Share Academy</a>	1.4 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 (1.4 mi) · SKELMANTHORPE FAMILY DOCTORS (1.8 mi) · KIRKBURTON HEALTH CENTRE (2.5 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (4.2 mi)

**Nearest listed buildings:** Church of England School (Grade II) (0.1 mi) · STOCKS 3 YARDS SOUTH OF PORCH OF CHURCH OF ST NICHOLAS (Grade II) (0.1 mi) · CROSS BASE 5 YARDS (APPROXIMATELY) TO SOUTH OF CHURCH OF ST NICHOLAS (Grade II) (0.1 mi)

**Nearest pharmacies:** DENBY PHARMACY (1.3 mi) · SHEPLEY PHARMACY (1.4 mi) · WELL (1.8 mi)

**Nearest stations:** Denby Dale (0.9 mi) · Shepley (1.3 mi) · Stocksmoor (2.1 mi)

**Nearest supermarkets:** The Co-operative Food (0.9 mi) · The Co-operative Food (1.3 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.

## 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 8NX 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 8NX
Average sold price	£298,195	£327,621	£168,583
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 8NX
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 8NX.

[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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