

# Property report — HD8 8PD

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
2024-10-11	£240,000	33 CUMBERWORTH LANE	Semi-detached

Date	Price	Address	Type
2022-12-21	£190,000	45 CUMBERWORTH LANE	Semi-detached
2021-04-30	£195,000	44 CUMBERWORTH LANE	Terraced
2019-02-07	£238,000	62 CUMBERWORTH LANE	Semi-detached
2016-12-06	£125,000	45 CUMBERWORTH LANE	Semi-detached
2016-08-09	£210,000	48 CUMBERWORTH LANE	Terraced
2015-11-27	£285,000	37 CUMBERWORTH LANE	Detached
2015-11-04	£335,000	35 CUMBERWORTH LANE	Semi-detached
2012-02-14	£175,000	56 CUMBERWORTH LANE	Semi-detached
2011-11-04	£167,500	54 CUMBERWORTH LANE	Semi-detached
2009-05-14	£244,000	37 CUMBERWORTH LANE	Detached
2008-02-12	£279,000	37 CUMBERWORTH LANE	Detached
2007-05-03	£175,000	52 CUMBERWORTH LANE	Semi-detached
2003-01-27	£150,000	48 CUMBERWORTH LANE	Semi-detached
2002-05-31	£133,000	37 CUMBERWORTH LANE	Detached
2002-01-28	£26,520	45 CUMBERWORTH LANE	Semi-detached
2000-05-02	£75,000	33 CUMBERWORTH LANE	Semi-detached
1998-09-30	£72,500	33 CUMBERWORTH LANE	Semi-detached
1997-07-07	£25,000	35 CUMBERWORTH LANE	Semi-detached
1996-11-21	£65,500	33 CUMBERWORTH LANE	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Cumberworth CofE First School	0.2 mi	Primary	—
Birdsedge First School	1.0 mi	Primary	Good (2022)

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	1.2 mi	Primary	Good (2023)
Shepley First School	1.2 mi	Primary	Good (2024)
Shelley College, A Share Academy	1.3 mi	Secondary	—
Denby Church of England Voluntary Aided First School	1.4 mi	Primary	—

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 8PD 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 8PD
Average sold price	£298,195	£327,621	£170,301
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

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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 8PD.

[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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