

# Property report — HD8 8PE

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

**What scope is each figure?** Sold sales, broadband and flood risk are for **HD8 8PE** 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
2026-04-10	£525,000	43 TOP ROAD	Detached
2025-08-15	£327,500	1 TOP ROAD	Semi-detached
2022-12-05	£345,000	39 TOP ROAD	Semi-detached
2022-10-27	£165,000	20 TOP ROAD	Terraced
2022-10-21	£335,000	41 TOP ROAD	Semi-detached
2021-06-07	£250,000	7 TOP ROAD	Semi-detached
2019-04-17	£230,000	3 TOP ROAD	Detached
2018-07-10	£365,000	17A TOP ROAD	Detached
2017-10-31	£156,000	24 TOP ROAD	Terraced
2017-10-20	£107,000	42 TOP ROAD	Semi-detached
2017-08-10	£290,000	30 TOP ROAD	Detached
2017-06-09	£180,000	1 TOP ROAD	Other
2016-02-26	£107,500	20 TOP ROAD	Terraced
2015-08-14	£131,400	24 TOP ROAD	Terraced
2014-04-14	£95,000	18 TOP ROAD	Terraced
2013-07-19	£180,000	41 TOP ROAD	Semi-detached
2013-05-16	£208,750	39 TOP ROAD	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2012-02-17	£68,000	38 TOP ROAD	Terraced
2010-10-28	£76,500	40 TOP ROAD	Terraced
2007-06-21	£134,500	20 TOP ROAD	Terraced
2006-11-24	£339,950	15 TOP ROAD	Detached
2006-09-15	£249,995	36 TOP ROAD	Detached
2006-07-14	£220,000	39 TOP ROAD	Semi-detached
2006-04-07	£130,000	20 TOP ROAD	Terraced
2005-01-28	£280,000	43 TOP ROAD	Detached
2004-10-26	£62,000	42 TOP ROAD	Semi-detached
2004-09-21	£249,950	19 TOP ROAD	Detached
2004-04-23	£135,000	41 TOP ROAD	Semi-detached
2003-09-10	£197,500	36 TOP ROAD	Detached
2003-08-08	£240,000	15 TOP ROAD	Detached
2002-12-02	£185,000	30 TOP ROAD	Detached
2002-11-01	£94,950	41 TOP ROAD	Detached
2002-07-01	£160,000	32 TOP ROAD	Detached
2002-04-12	£93,000	166 CUMBERWORTH LANE	Semi-detached
2001-10-12	£51,500	22 TOP ROAD	Terraced
2000-08-18	£60,000	1 TOP ROAD	Semi-detached
1999-08-27	£42,000	16 TOP ROAD	Terraced
1999-07-15	£52,500	20 TOP ROAD	Terraced
1998-11-16	£33,500	22 TOP ROAD	Terraced
1998-07-02	£119,000	17A TOP ROAD	Detached
1998-03-20	£20,000	20 TOP ROAD	Terraced
1997-09-29	£74,500	23 TOP ROAD	Detached
1997-09-05	£102,500	17 TOP ROAD	Detached

Date	Price	Address	Type
1997-09-01	£34,500	42 TOP ROAD	Semi-detached
1996-12-06	£20,000	20 TOP ROAD	Terraced
1996-07-19	£91,000	34 TOP ROAD	Detached
1995-07-14	£115,000	19 TOP ROAD	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Denby Dale First and Nursery School</a>	0.7 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Cumberworth CofE First School</a>	0.8 mi	Primary	<a href="#">Report card</a> →
<a href="#">Shelley College, A Share Academy</a>	0.8 mi	Secondary	<a href="#">Report card</a> →
<a href="#">St Aidan's Church of England Academy</a>	0.9 mi	Primary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	1.2 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Denby Church of England Voluntary Aided First School</a>	1.4 mi	Primary	<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

**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (1.1 mi) · DEARNE VALLEY HEALTH CENTRE (1.8 mi) · SHEPLEY PRIMARY CARE LIMITED (1.9 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (4.8 mi)

**Nearest listed buildings:** BRAGGS FARMHOUSE (Grade II) (0.1 mi) · 4 AND 6, LOW FOLD (See details for further address information) (Grade II) (0.1 mi) · WITTYWOOD HALL (Grade II) (0.2 mi)

**Nearest pharmacies:** DENBY PHARMACY (0.7 mi) · WELL (1.1 mi) · WELL (1.8 mi)

**Nearest stations:** Denby Dale (0.5 mi) · Shepley (1.7 mi) · Stocksmoor (2.5 mi)

**Nearest supermarkets:** Co-op Food (1.0 mi) · The Co-operative Food (1.6 mi) · The Co-operative 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

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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

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No modelled flood risk is recorded for HD8 8PE 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 8PE
Average sold price	£298,195	£327,621	£164,479
Population	44,677	18,055	—
Deprivation decile (1 = most deprived)	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	97%
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 8PE.

[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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