

Property report — HD8 8PF

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 sector HD8 8 by year, 1995-2026 (latest £285,238). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2024-08-28	£415,000	7 SYCAMORE GREEN	Terraced
2023-11-03	£455,000	10 SYCAMORE GREEN	Terraced
2020-10-30	£395,000	10 SYCAMORE GREEN	Terraced
2020-03-09	£300,000	1 SYCAMORE GREEN	Detached
2019-05-07	£375,000	2 SYCAMORE GREEN	Terraced
2014-09-12	£200,000	7 SYCAMORE GREEN	Terraced
2014-06-30	£280,000	10 SYCAMORE GREEN	Terraced
2014-05-30	£235,000	9 SYCAMORE GREEN	Terraced
2013-11-22	£292,000	1 SYCAMORE GREEN	Detached
2013-06-28	£220,000	9 SYCAMORE GREEN	Terraced
2012-04-16	£275,000	2 SYCAMORE GREEN	Terraced
2012-01-07	£250,000	10 SYCAMORE GREEN	Terraced
2011-08-05	£200,000	7 SYCAMORE GREEN	Terraced
2010-07-29	£225,000	7 SYCAMORE GREEN	Terraced
2007-11-23	£275,000	2 SYCAMORE GREEN	Detached
2007-11-23	£250,000	9 SYCAMORE GREEN	Terraced
2007-07-20	£212,000	5 SYCAMORE GREEN	Detached

Date	Price	Address	Type
2004-05-28	£227,000	BEECH HOUSE, 1 SYCAMORE GREEN	Detached
2002-12-06	£229,950	3 SYCAMORE GREEN	Detached
2002-12-04	£240,000	10 SYCAMORE GREEN	Detached
2002-04-26	£139,950	9 SYCAMORE GREEN	Terraced
2001-11-30	£120,000	6 SYCAMORE GREEN	Detached
2001-08-31	£106,000	5 SYCAMORE GREEN	Detached
2001-05-24	£130,000	4 SYCAMORE GREEN	Detached
2001-05-10	£136,000	2 SYCAMORE GREEN	Detached
2001-03-02	£132,000	BEECH HOUSE, 1 SYCAMORE GREEN	Detached
1999-05-28	£83,750	7 SYCAMORE GREEN	Terraced
1998-06-29	£141,000	12 SYCAMORE GREEN	Detached
1998-04-22	£104,000	6 SYCAMORE GREEN	Detached
1996-07-09	£34,000	8 SYCAMORE GREEN	Semi-detached
1995-08-11	£80,000	7 SYCAMORE GREEN	Terraced
1995-06-19	£108,500	2 SYCAMORE GREEN	Detached
1995-01-30	£104,000	6 SYCAMORE GREEN	Detached
1995-01-12	£100,000	4 SYCAMORE GREEN	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	0.6 mi	Primary	Good (2023)
Shelley College, A Share Academy	0.8 mi	Secondary	Report card →
St Aidan's Church of England Academy	0.8 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Cumberworth CofE First School	0.8 mi	Primary	Report card →
Skelmanthorpe Academy	1.1 mi	Primary	Good (2020)
Denby Church of England Voluntary Aided First School	1.4 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: SKELMANTHORPE FAMILY DOCTORS (1.0 mi) · DEARNE VALLEY HEALTH CENTRE (1.7 mi) · SHEPLEY PRIMARY CARE LIMITED (1.9 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (4.9 mi)

Nearest listed buildings: BRAGGS FARMHOUSE (Grade II) (0.0 mi) · 4 AND 6, LOW FOLD (See details for further address information) (Grade II) (0.1 mi) · WITNEYWOOD HALL (Grade II) (0.1 mi)

Nearest pharmacies: DENBY PHARMACY (0.7 mi) · WELL (1.0 mi) · WELL (1.7 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 (1.7 mi) · The Co-operative Food (1.8 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 the HD8 8 area.

Flood risk

No modelled flood risk is recorded for HD8 8PF 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 8PF
Average sold price	£298,195	£327,621	£207,946
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.

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Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8PF.

[Compare conveyancing quotes →](#)

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