

# Property report — HD8 8PL

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

## Sold prices on this postcode

Date	Price	Address	Type
2025-12-02	£400,000	44 SHELLEY WOODHOUSE LANE	Detached
2022-06-10	£420,000	44 SHELLEY WOODHOUSE LANE	Detached
2022-04-01	£533,000	COMMON END BARN SHELLEY WOODHOUSE LANE	Detached
2014-06-27	£362,000	COMMON END BARN SHELLEY WOODHOUSE LANE	Detached
2009-12-30	£169,750	THE COTTAGE COAL PIT LANE	Semi-detached
2008-03-14	£140,000	44 SHELLEY WOODHOUSE LANE	Detached
2007-09-21	£190,000	45 SHELLEY WOODHOUSE LANE	Semi-detached
2004-01-20	£186,000	COMMON END BARN SHELLEY WOODHOUSE LANE	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Shelley College, A Share Academy</a>	0.5 mi	Secondary	<a href="#">Report card →</a>
<a href="#">St Aidan's Church of England Academy</a>	0.7 mi	Primary	<a href="#">Report card →</a>
<a href="#">Denby Dale First and Nursery School</a>	0.8 mi	Primary	<a href="#">Good (2023)</a>

School	Distance	Phase	Ofsted
<a href="#">Cumberworth CofE First School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Skelmanthorpe Academy</a>	1.0 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Shelley First School</a>	1.5 mi	Primary	<a href="#">Good (2023)</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:** SKELMANTHORPE FAMILY DOCTORS (0.9 mi) · DEARNE VALLEY HEALTH CENTRE (1.7 mi) · SHEPLEY PRIMARY CARE LIMITED (1.8 mi)

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

**Nearest listed buildings:** BRAGGS FARMHOUSE (Grade II) (0.3 mi) · WITHYWOOD HALL (Grade II) (0.3 mi) · 4 AND 6, LOW FOLD (See details for further address information) (Grade II) (0.3 mi)

**Nearest pharmacies:** WELL (0.9 mi) · DENBY PHARMACY (1.0 mi) · WELL (1.7 mi)

**Nearest stations:** Denby Dale (0.8 mi) · Shepley (1.6 mi) · Stocksmoor (2.4 mi)

**Nearest supermarkets:** Co-op Food (0.8 mi) · The Co-operative Food (1.7 mi) · The Co-operative Food (1.7 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.

## Flood risk

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No modelled flood risk is recorded for HD8 8PL 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?

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Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8PL
Average sold price	£298,195	£327,621	£300,094
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 8PL.

**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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