

Property report — HD8 8PP

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)



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
2016-08-31	£134,950	34 LANE HACKINGS	Semi-detached
2014-06-24	£135,000	46 LANE HACKINGS	Semi-detached
2013-11-28	£115,000	36 LANE HACKINGS	Semi-detached
2013-05-10	£139,000	38 LANE HACKINGS	Semi-detached
2010-03-12	£73,000	58 LANE HACKINGS	Semi-detached
2004-09-17	£132,750	72 LANE HACKINGS	Semi-detached
2001-04-02	£55,000	64 LANE HACKINGS	Semi-detached
1999-10-29	£37,000	38 LANE HACKINGS	Semi-detached
1997-12-19	£36,000	42 LANE HACKINGS	Semi-detached
1996-05-17	£47,500	64 LANE HACKINGS	Semi-detached

10 recorded sales on HD8 8PP. 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	0.5 mi	Primary	Good (2023)
St Aidan's Church of England Academy	0.7 mi	Primary	Report card →
Shelley College, A Share Academy	0.8 mi	Secondary	

School	Distance	Phase	Ofsted
			Report card →
Cumberworth CofE First School	1.0 mi	Primary	Report card →
Skelmanthorpe Academy	1.0 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 (0.9 mi) · DEARNE VALLEY HEALTH CENTRE (1.6 mi) · SHEPLEY PRIMARY CARE LIMITED (2.1 mi)

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

Nearest pharmacies: DENBY PHARMACY (0.6 mi) · WELL (0.9 mi) · WELL (1.6 mi)

Nearest stations: Denby Dale (0.6 mi) · Shepley (1.8 mi) · Stocksmoor (2.7 mi)

Nearest supermarkets: Co-op Food (0.9 mi) · The Co-operative Food (1.8 mi) · The Co-operative Food (2.0 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 HD8 8.

Flood risk

No modelled flood risk is recorded for HD8 8PP 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 8PP
Average sold price	£298,195	£327,621	£90,520
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.

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

[Compare conveyancing quotes →](#)

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