

Property report — HD8 8QD

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
2024-10-31	£590,000	421 WAKEFIELD ROAD	Terraced

Date	Price	Address	Type
2024-07-29	£123,500	409 WAKEFIELD ROAD	Terraced
2024-02-22	£185,000	395 WAKEFIELD ROAD	Terraced
2023-04-28	£261,000	415 WAKEFIELD ROAD	Terraced
2022-11-11	£222,000	383 WAKEFIELD ROAD	Terraced
2022-08-03	£200,000	405 WAKEFIELD ROAD	Detached
2021-06-24	£157,000	414 WAKEFIELD ROAD	Terraced
2021-06-02	£382,500	423 WAKEFIELD ROAD	Terraced
2021-03-26	£155,000	415 WAKEFIELD ROAD	Terraced
2021-03-12	£165,000	381 WAKEFIELD ROAD	Terraced
2018-11-23	£154,000	383 WAKEFIELD ROAD	Terraced
2018-10-05	£153,000	413 WAKEFIELD ROAD	Terraced
2017-11-24	£152,500	379 WAKEFIELD ROAD	Terraced
2017-07-28	£110,000	395 WAKEFIELD ROAD	Terraced
2016-10-14	£280,000	421 WAKEFIELD ROAD	Terraced
2014-11-28	£125,000	415 WAKEFIELD ROAD	Terraced
2014-08-22	£136,000	383 WAKEFIELD ROAD	Terraced
2014-04-17	£95,000	414 WAKEFIELD ROAD	Terraced
2013-11-22	£90,000	379 WAKEFIELD ROAD	Terraced
2013-08-07	£80,000	383 WAKEFIELD ROAD	Terraced
2013-05-17	£80,000	422 WAKEFIELD ROAD	Terraced
2012-04-25	£315,000	412 WAKEFIELD ROAD	Semi-detached
2010-10-15	£280,000	423 WAKEFIELD ROAD	Terraced
2010-10-01	£100,000	411 WAKEFIELD ROAD	Terraced
2007-02-02	£160,000	409 WAKEFIELD ROAD	Terraced
2006-12-20	£169,000	377 WAKEFIELD ROAD	Terraced
2005-10-24	£143,500	417 WAKEFIELD ROAD	Terraced

Date	Price	Address	Type
2004-08-04	£151,000	405 WAKEFIELD ROAD	Detached
2003-11-10	£80,000	407 WAKEFIELD ROAD	Terraced
2002-09-18	£53,500	418 WAKEFIELD ROAD	Terraced
2001-08-24	£59,999	399 WAKEFIELD ROAD	Terraced
2000-08-07	£56,000	377 WAKEFIELD ROAD	Terraced
2000-05-04	£115,000	412 WAKEFIELD ROAD	Detached
2000-04-25	£40,000	409 WAKEFIELD ROAD	Terraced
1999-12-03	£17,000	385 WAKEFIELD ROAD	Terraced
1999-05-28	£42,994	375 WAKEFIELD ROAD	Terraced
1998-09-30	£45,000	395 WAKEFIELD ROAD	Terraced
1998-09-30	£45,000	395 WAKEFIELD ROAD	Terraced
1998-08-05	£87,000	423 WAKEFIELD ROAD	Terraced
1998-05-15	£41,750	418 WAKEFIELD ROAD	Terraced
1997-12-12	£41,000	389 WAKEFIELD ROAD	Terraced
1997-09-05	£29,000	379 WAKEFIELD ROAD	Terraced
1997-02-28	£43,500	387 WAKEFIELD ROAD	Terraced
1996-10-11	£22,500	389 WAKEFIELD ROAD	Terraced

44 recorded sales on HD8 8QD. 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)
Denby Church of England Voluntary Aided First School	0.8 mi	Primary	Report card →
Cumberworth CofE First School	1.0 mi	Primary	Report card →

School	Distance	Phase	Ofsted
St Aidan's Church of England Academy	1.2 mi	Primary	Report card →
Shelley College, A Share Academy	1.4 mi	Secondary	Report card →
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

Flood risk

Flood risk at this postcode: High — 1 property here fall in an at-risk band (1 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 8QD
Average sold price	£298,195	£327,621	£137,142
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	High
Gigabit broadband	90%	88%	93%
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 8QD.

[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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