

Property report — HD8 8QJ

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
2025-08-15	£196,500	444 WAKEFIELD ROAD	Terraced
2023-10-12	£338,000	442 WAKEFIELD ROAD	Semi-detached
2022-04-29	£750,000	HARTCLIFFE HOUSE WAKEFIELD ROAD	Detached
2021-06-30	£700,000	HARTCLIFFE HOUSE WAKEFIELD ROAD	Other
2020-05-25	£675,000	1, WESTLEIGH HALL WAKEFIELD ROAD	Other
2020-01-17	£1,037,500	460 WAKEFIELD ROAD	Other
2019-08-23	£162,000	446 WAKEFIELD ROAD	Terraced
2019-06-03	£390,000	WESTCLIFFE LODGE WAKEFIELD ROAD	Detached
2019-02-04	£2,150,000	WESTCLIFFE WAKEFIELD ROAD	Detached
2017-03-31	£125,000	444 WAKEFIELD ROAD	Terraced
2016-04-29	£173,000	442 WAKEFIELD ROAD	Semi-detached
2015-02-02	£207,500	440 WAKEFIELD ROAD	Semi-detached
2014-11-24	£132,500	448 WAKEFIELD ROAD	Terraced
2011-09-27	£750,000	WESTCLIFFE WAKEFIELD ROAD	Detached
2010-07-23	£93,750	442 WAKEFIELD ROAD	Semi-detached
2004-05-26	£84,000	446 WAKEFIELD ROAD	Terraced
2003-04-17	£72,500	444 WAKEFIELD ROAD	Terraced

Date	Price	Address	Type
2001-10-12	£110,000	440 WAKEFIELD ROAD	Semi-detached
1997-06-13	£59,950	440 WAKEFIELD ROAD	Semi-detached
1997-04-25	£49,000	448 WAKEFIELD ROAD	Terraced
1996-08-16	£30,000	448 WAKEFIELD ROAD	Terraced

21 recorded sales on HD8 8QJ. 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	0.7 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	0.8 mi	Primary	Report card →
Cumberworth CofE First School	0.9 mi	Primary	Report card →
St Aidan's Church of England Academy	1.3 mi	Primary	Report card →
Shelley College, A Share Academy	1.4 mi	Secondary	Report card →
Birdsedge First School	1.4 mi	Primary	Good (2022)

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 (1.5 mi) · DEARNE VALLEY HEALTH CENTRE (1.9 mi) · SHEPLEY PRIMARY CARE LIMITED (2.2 mi)

Nearest listed buildings: DENBY DALE RAILWAY VIADUCT (Grade II) (0.1 mi) · 3 STOREY MILL BUILDING AT HARTCLIFFE MILLS IMMEDIATELY EAST RESERVOIR (Grade II) (0.1 mi) · MILESTONE APPROXIMATELY 300 YARDS EAST OF JUNCTION WITH BARNLEY (Grade II) (0.1 mi)

Nearest pharmacies: DENBY PHARMACY (0.4 mi) · WELL (1.5 mi) · WELL (1.9 mi)

Nearest stations: Denby Dale (0.1 mi) · Shepley (2.1 mi) · Stocksmoor (2.9 mi)

Nearest supermarkets: Co-op Food (1.4 mi) · The Co-operative Food (1.7 mi) · The Co-operative Food (2.1 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 8QJ 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 8QJ
Average sold price	£298,195	£327,621	£394,581
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	Low

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8QJ
Gigabit broadband	90%	88%	48%
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 8QJ.

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