

Property report — HD8 8QR

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
2015-07-03	£95,000	2 VIADUCT COTTAGES	Terraced
2015-07-03	£95,000	3 VIADUCT COTTAGES	Terraced

2 recorded sales on HD8 8QR. 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	0.7 mi	Primary	Report card →
Cumberworth CofE First School	1.0 mi	Primary	Report card →
St Aidan's Church of England Academy	1.3 mi	Primary	Report card →
Shelley College, A Share Academy	1.5 mi	Secondary	Report card →
Birdsedge First School	1.5 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 (2.3 mi)

Nearest listed buildings: DENBY DALE RAILWAY VIADUCT (Grade II) (0.1 mi) · MILESTONE AT BASE OF VIADUCT (Grade II) (0.1 mi) · 3 STOREY MILL BUILDING AT HARTCLIFFE MILLS IMMEDIATELY EAST RESERVOIR (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 (2.2 mi) · Stocksmoor (3.0 mi)

Nearest supermarkets: Co-op Food (1.5 mi) · The Co-operative Food (1.8 mi) · The Co-operative Food (2.2 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

Flood risk at this postcode: Low — 1 property here fall in an at-risk band (0 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 8QR
Average sold price	£298,195	£327,621	£95,000
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%	0%
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8QR.

[Compare conveyancing quotes →](#)

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