

Property report — HD8 8RB

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
2024-10-22	£212,000	2 CUCKSTOOL ROAD	Terraced
2022-09-16	£200,000	2 CUCKSTOOL ROAD	Other
2013-04-30	£182,500	10 CUCKSTOOL ROAD	Semi-detached
2012-10-19	£123,000	4 CUCKSTOOL ROAD	Terraced
2012-08-17	£125,000	6 CUCKSTOOL ROAD	Terraced
2009-06-12	£117,000	6 CUCKSTOOL ROAD	Terraced
2002-01-16	£54,000	4 CUCKSTOOL ROAD	Terraced
1999-10-08	£47,000	4 CUCKSTOOL ROAD	Terraced
1999-09-03	£28,000	6 CUCKSTOOL ROAD	Terraced
1996-12-20	£156,000	32 CUCKSTOOL ROAD	Detached

10 recorded sales on HD8 8RB. 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	0.4 mi	Primary	Good (2023)
St Aidan's Church of England Academy	1.0 mi	Primary	Report card →
Denby Church of England Voluntary Aided First School	1.1 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Skelmanthorpe Academy	1.3 mi	Primary	Good (2020)
Shelley College, A Share Academy	1.4 mi	Secondary	Report card →
Cumberworth CofE First School	1.5 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 (1.2 mi) · DEARNE VALLEY HEALTH CENTRE (1.4 mi) · SHEPLEY PRIMARY CARE LIMITED (2.7 mi)

Nearest listed buildings: MILEPOST OPPOSITE NO 268A (Grade II) (0.3 mi) · DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.3 mi) · FORMER WEAVING SHOP 10 YARDS (APPROXIMATELY) TO SOUTH WEST OF GILTHWAITES FARMHOUSE (Grade II) (0.4 mi)

Nearest pharmacies: DENBY PHARMACY (0.2 mi) · WELL (1.2 mi) · WELL (1.4 mi)

Nearest stations: Denby Dale (0.6 mi) · Shepley (2.5 mi) · Stocksmoor (3.4 mi)

Nearest supermarkets: Co-op Food (1.2 mi) · The Co-operative Food (2.3 mi) · The Co-operative Food (2.6 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%

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 8RB
Average sold price	£298,195	£327,621	£124,450
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%	25%
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 8RB.

[Compare conveyancing quotes →](#)

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