

Property report — HD8 8RF

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
2026-01-26	£275,000	1 CUCKSTOOL ROAD	

Date	Price	Address	Type
			Semi-detached
2024-07-12	£675,000	9 CUCKSTOOL ROAD	Detached
2024-06-28	£315,000	THE OLD SUNDAY SCHOOL, 45 CUCKSTOOL ROAD	Detached
2023-10-12	£860,000	POGSTONE HOUSE, 19 CUCKSTOOL ROAD	Other
2022-12-21	£275,000	1A CUCKSTOOL ROAD	Detached
2021-06-03	£213,000	1A CUCKSTOOL ROAD	Detached
2021-01-22	£167,500	1 CUCKSTOOL ROAD	Semi-detached
2018-06-15	£390,000	17 CUCKSTOOL ROAD	Semi-detached
2017-11-13	£250,000	THE OLD SUNDAY SCHOOL, 45 CUCKSTOOL ROAD	Detached
2014-08-11	£300,000	17 CUCKSTOOL ROAD	Semi-detached
2014-02-28	£570,000	POGSTONE HOUSE, 19 CUCKSTOOL ROAD	Detached
2013-03-08	£165,000	33 CUCKSTOOL ROAD	Semi-detached
2011-09-12	£160,000	29 CUCKSTOOL ROAD	Semi-detached
2009-08-14	£362,500	15 CUCKSTOOL ROAD	Detached
2008-06-25	£135,000	1A CUCKSTOOL ROAD	Detached
2008-02-08	£170,000	39 CUCKSTOOL ROAD	Semi-detached
2001-05-31	£67,500	1 CUCKSTOOL ROAD	Semi-detached
2001-03-02	£63,500	5 CUCKSTOOL ROAD	Terraced
2000-09-08	£69,000	1 CUCKSTOOL ROAD	Semi-detached

Date	Price	Address	Type
1999-11-26	£75,000	1A CUCKSTOOL ROAD	Detached
1999-06-02	£20,000	35 CUCKSTOOL ROAD	Semi-detached
1998-01-30	£54,000	33 CUCKSTOOL ROAD	Terraced
1997-05-16	£60,000	3 CUCKSTOOL ROAD	Detached
1997-02-28	£56,000	27 CUCKSTOOL ROAD	Semi-detached

24 recorded sales on HD8 8RF. 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	—
Denby Church of England Voluntary Aided First School	1.1 mi	Primary	—
Skelmanthorpe Academy	1.3 mi	Primary	Good (2020)
Shelley College, A Share Academy	1.4 mi	Secondary	—
Scissett Middle School	1.5 mi	Middle deemed secondary	Good (2019)

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: Medium — 2 properties here fall in an at-risk band (2 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 8RF
Average sold price	£298,195	£327,621	£239,500
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	Medium
Gigabit broadband	90%	88%	46%
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 8RF.

[Compare conveyancing quotes →](#)

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