

Property report — HD8 8RH

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)



Annual **average (mean)** sold price in HD8 8, 1995-2026 (latest £285,238). Hover a point to read its value.
Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-02-27	£237,500	12 WOODLANDS CLOSE	Semi-detached
2023-11-06	£180,000	14 WOODLANDS CLOSE	Semi-detached
2023-08-11	£157,500	7 WOODLANDS CLOSE	Terraced
2022-11-18	£160,000	5 WOODLANDS CLOSE	Terraced
2020-11-11	£145,500	11 WOODLANDS CLOSE	Terraced
2020-02-07	£192,000	4 WOODLANDS CLOSE	Semi-detached
2018-05-11	£188,500	2 WOODLANDS CLOSE	Semi-detached
2018-04-27	£127,000	11 WOODLANDS CLOSE	Terraced
2018-04-27	£127,000	11 WOODLANDS CLOSE	Terraced
2018-04-20	£130,000	11 WOODLANDS CLOSE	Terraced
2018-03-02	£169,995	24 WOODLANDS CLOSE	Semi-detached
2018-01-31	£170,000	24 WOODLANDS CLOSE	Semi-detached
2018-01-26	£131,000	5 WOODLANDS CLOSE	Terraced
2017-12-15	£170,000	12 WOODLANDS CLOSE	Semi-detached
2017-06-21	£137,000	9 WOODLANDS CLOSE	Terraced
2017-04-07	£180,000	4 WOODLANDS CLOSE	Semi-detached
2016-08-05	£140,000	25 WOODLANDS CLOSE	Terraced

Date	Price	Address	Type
2016-01-15	£179,000	4 WOODLANDS CLOSE	Semi-detached
2015-08-11	£166,000	6 WOODLANDS CLOSE	Semi-detached
2014-11-14	£144,000	8 WOODLANDS CLOSE	Semi-detached
2014-07-18	£125,000	22 WOODLANDS CLOSE	Semi-detached
2013-07-19	£134,000	26 WOODLANDS CLOSE	Semi-detached
2013-07-05	£147,000	16 WOODLANDS CLOSE	Terraced
2013-05-31	£147,500	10 WOODLANDS CLOSE	Semi-detached
2012-12-14	£148,000	28 WOODLANDS CLOSE	Semi-detached
2012-09-21	£112,490	29 WOODLANDS CLOSE	Terraced
2010-12-03	£163,000	24 WOODLANDS CLOSE	Semi-detached
2010-11-12	£129,000	5 WOODLANDS CLOSE	Terraced
2010-07-02	£150,000	28 WOODLANDS CLOSE	Semi-detached
2010-02-01	£106,000	1 WOODLANDS CLOSE	Terraced
2009-02-12	£139,000	12 WOODLANDS CLOSE	Semi-detached
2008-11-14	£115,500	23 WOODLANDS CLOSE	Terraced
2008-03-20	£135,000	6 WOODLANDS CLOSE	Semi-detached
2007-07-04	£139,950	10 WOODLANDS CLOSE	Semi-detached
2007-03-15	£124,000	13 WOODLANDS CLOSE	Terraced
2006-12-15	£143,500	14 WOODLANDS CLOSE	Semi-detached
2006-11-03	£114,500	23 WOODLANDS CLOSE	Terraced
2006-10-27	£119,250	3 WOODLANDS CLOSE	Terraced
2006-10-02	£116,995	11 WOODLANDS CLOSE	Terraced
2006-10-02	£116,995	11 WOODLANDS CLOSE	Terraced
2006-05-23	£139,950	16 WOODLANDS CLOSE	Semi-detached
2006-05-12	£145,000	8 WOODLANDS CLOSE	Semi-detached
2005-11-28	£110,000	27 WOODLANDS CLOSE	Terraced

Date	Price	Address	Type
2005-05-16	£135,000	12 WOODLANDS CLOSE	Semi-detached
2005-04-01	£115,000	3 WOODLANDS CLOSE	Terraced
2005-02-15	£130,500	4 WOODLANDS CLOSE	Semi-detached
2004-10-29	£98,000	5 WOODLANDS CLOSE	Terraced
2004-09-25	£107,950	9 WOODLANDS CLOSE	Terraced
2004-09-06	£138,500	24 WOODLANDS CLOSE	Semi-detached
2003-12-05	£86,000	3 WOODLANDS CLOSE	Terraced
2003-10-03	£107,950	8 WOODLANDS CLOSE	Semi-detached
2003-08-29	£92,500	11 WOODLANDS CLOSE	Terraced
2003-07-25	£92,500	14 WOODLANDS CLOSE	Semi-detached
2003-07-18	£95,950	26 WOODLANDS CLOSE	Terraced
2003-05-28	£179,000	33 WOODLANDS CLOSE	Detached
2002-10-25	£70,000	3 WOODLANDS CLOSE	Terraced
2002-07-10	£74,950	27 WOODLANDS CLOSE	Terraced
2002-05-28	£98,500	28 WOODLANDS CLOSE	Semi-detached
2002-05-27	£65,500	11 WOODLANDS CLOSE	Terraced
2001-10-12	£53,000	3 WOODLANDS CLOSE	Terraced
2001-08-03	£64,950	25 WOODLANDS CLOSE	Terraced
2000-11-03	£67,500	10 WOODLANDS CLOSE	Semi-detached
2000-09-29	£49,000	5 WOODLANDS CLOSE	Terraced
1999-12-03	£59,950	16 WOODLANDS CLOSE	Semi-detached
1999-10-29	£57,500	26 WOODLANDS CLOSE	Terraced
1999-10-25	£53,500	23 WOODLANDS CLOSE	Terraced
1999-09-24	£44,000	21 WOODLANDS CLOSE	Terraced
1999-08-09	£59,000	20 WOODLANDS CLOSE	Semi-detached
1999-05-21	£52,000	19 WOODLANDS CLOSE	Terraced

Date	Price	Address	Type
1999-05-21	£52,950	19 WOODLANDS CLOSE	Terraced
1998-10-27	£56,500	24 WOODLANDS CLOSE	Semi-detached
1998-04-24	£72,950	2 WOODLANDS CLOSE	Semi-detached
1998-04-09	£42,000	15 WOODLANDS CLOSE	Terraced
1997-12-01	£47,000	23 WOODLANDS CLOSE	Terraced
1997-08-22	£50,000	23 WOODLANDS CLOSE	Terraced
1997-04-30	£45,000	25 WOODLANDS CLOSE	Terraced
1996-05-31	£57,000	16 WOODLANDS CLOSE	Semi-detached
1996-05-10	£54,500	4 WOODLANDS CLOSE	Semi-detached
1996-03-20	£57,350	14 WOODLANDS CLOSE	Semi-detached
1996-01-24	£33,000	11 WOODLANDS CLOSE	Terraced
1995-07-17	£43,000	25 WOODLANDS CLOSE	Terraced
1995-06-23	£35,000	17 WOODLANDS CLOSE	Terraced
1995-06-16	£58,000	2 WOODLANDS CLOSE	Semi-detached

83 recorded sales on HD8 8RH. 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	0.3 mi	Primary	Good (2023)
St Aidan's Church of England Academy	0.9 mi	Primary	Report card →
Denby Church of England Voluntary Aided First School	1.1 mi	Primary	Report card →
Skelmanthorpe Academy	1.2 mi	Primary	Good (2020)
Shelley College, A Share Academy	1.3 mi	Secondary	Report card →
Cumberworth CofE First School	1.3 mi	Primary	

School	Distance	Phase	Ofsted
			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 (1.1 mi) · DEARNE VALLEY HEALTH CENTRE (1.4 mi) · SHEPLEY PRIMARY CARE LIMITED (2.5 mi)

Nearest listed buildings: DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.2 mi) · FORMER WEAVING SHOP 10 YARDS (APPROXIMATELY) TO SOUTH WEST OF GILTHWAITES FARMHOUSE (Grade II) (0.3 mi) · GILTHWAITES FARMHOUSE (Grade II) (0.3 mi)

Nearest pharmacies: DENBY PHARMACY (0.1 mi) · WELL (1.1 mi) · WELL (1.4 mi)

Nearest stations: Denby Dale (0.5 mi) · Shepley (2.3 mi) · Stocksmoor (3.2 mi)

Nearest supermarkets: Co-op Food (1.1 mi) · The Co-operative Food (2.2 mi) · The Co-operative Food (2.4 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 HD8 8.

Recorded crime trend



Recorded crimes per month in HD8 8 (May 24–Apr 26, average 20/month). Hover a point to read the count.
Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD8 8RH 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 8RH
Average sold price	£298,195	£327,621	£110,917
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%	100%
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 8RH.

[Compare conveyancing quotes →](#)

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Moving home? Get no-obligation quotes from removals firms for your move.

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