

# Property report — HD8 8RT

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
2026-01-30	£165,000	376 WAKEFIELD ROAD	Semi-detached
2025-09-30	£170,000	350 WAKEFIELD ROAD	Terraced
2025-09-19	£195,000	10, BROOKSIDE WAKEFIELD ROAD	Terraced
2025-01-21	£82,500	350 WAKEFIELD ROAD	Terraced
2025-01-10	£111,500	348 WAKEFIELD ROAD	Terraced
2024-02-08	£118,000	374 WAKEFIELD ROAD	Semi-detached
2023-06-02	£125,000	358 WAKEFIELD ROAD	Other
2022-02-24	£183,000	9, BROOKSIDE WAKEFIELD ROAD	Terraced
2021-03-31	£325,000	382 WAKEFIELD ROAD	Detached
2020-09-09	£136,000	341 WAKEFIELD ROAD	Terraced
2020-08-14	£170,000	1, BROOKSIDE WAKEFIELD ROAD	Semi-detached
2020-05-26	£174,000	360 WAKEFIELD ROAD	Terraced
2019-05-23	£372,000	386 WAKEFIELD ROAD	Detached
2019-03-29	£111,000	360 WAKEFIELD ROAD	Terraced
2019-02-25	£90,000	358 WAKEFIELD ROAD	Terraced
2018-12-27	£130,000	376 WAKEFIELD ROAD	Semi-detached
2018-08-17	£124,000	356 WAKEFIELD ROAD	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2018-06-01	£105,000	352 WAKEFIELD ROAD	Terraced
2017-06-01	£155,000	6, BROOKSIDE WAKEFIELD ROAD	Terraced
2015-07-24	£95,000	352 WAKEFIELD ROAD	Terraced
2014-11-21	£87,000	356 WAKEFIELD ROAD	Terraced
2014-11-21	£87,000	356 WAKEFIELD ROAD	Terraced
2014-08-29	£103,500	374 WAKEFIELD ROAD	Semi-detached
2014-04-11	£110,000	350 WAKEFIELD ROAD	Terraced
2013-04-30	£115,000	10, BROOKSIDE WAKEFIELD ROAD	Terraced
2009-10-07	£95,000	376 WAKEFIELD ROAD	Semi-detached
2008-06-25	£250,000	370 WAKEFIELD ROAD	Detached
2008-02-22	£345,000	345 WAKEFIELD ROAD	Detached
2008-01-09	£139,995	346 WAKEFIELD ROAD	Detached
2007-11-01	£135,000	5, BROOKSIDE WAKEFIELD ROAD	Terraced
2007-02-01	£106,000	374 WAKEFIELD ROAD	Semi-detached
2006-08-25	£136,000	9, BROOKSIDE WAKEFIELD ROAD	Terraced
2006-06-01	£180,000	331 WAKEFIELD ROAD	Terraced
2006-01-27	£115,000	364 WAKEFIELD ROAD	Terraced
2004-10-14	£100,000	337 - 339 WAKEFIELD ROAD	Terraced
2004-10-08	£163,800	341 WAKEFIELD ROAD	Terraced
2004-07-15	£112,000	6, BROOKSIDE WAKEFIELD ROAD	Terraced
2003-09-09	£60,000	333 WAKEFIELD ROAD	Terraced
2003-07-04	£94,000	7, BROOKSIDE WAKEFIELD ROAD	Flat
2003-01-27	£67,000	341 WAKEFIELD ROAD	Terraced
2002-10-18	£35,000	358 WAKEFIELD ROAD	Terraced
2002-04-24	£59,500	364 WAKEFIELD ROAD	Terraced
2001-10-26	£75,000	335 WAKEFIELD ROAD	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2001-10-24	£69,000	346 WAKEFIELD ROAD	Detached
2001-10-24	£69,000	346 WAKEFIELD ROAD	Detached
2001-08-29	£50,000	374 WAKEFIELD ROAD	Semi-detached
2001-06-28	£59,950	8, BROOKSIDE WAKEFIELD ROAD	Terraced
2001-05-30	£59,500	9, BROOKSIDE WAKEFIELD ROAD	Terraced
2000-12-15	£56,950	5, BROOKSIDE WAKEFIELD ROAD	Semi-detached
2000-11-06	£59,000	331 WAKEFIELD ROAD	Terraced
2000-08-25	£50,000	341 WAKEFIELD ROAD	Terraced
1999-06-11	£26,000	352 WAKEFIELD ROAD	Terraced
1999-05-28	£49,950	6, BROOKSIDE WAKEFIELD ROAD	Terraced
1999-04-30	£53,000	9, BROOKSIDE WAKEFIELD ROAD	Terraced
1999-04-30	£52,950	9, BROOKSIDE WAKEFIELD ROAD	Terraced
1998-10-23	£117,000	382 WAKEFIELD ROAD	Detached
1998-09-30	£17,000	333 WAKEFIELD ROAD	Terraced
1998-08-21	£54,000	7, BROOKSIDE WAKEFIELD ROAD	Flat
1998-04-30	£82,000	368 WAKEFIELD ROAD	Detached
1997-08-01	£75,000	331 WAKEFIELD ROAD	Terraced
1997-05-30	£36,000	374 WAKEFIELD ROAD	Semi-detached
1997-04-24	£50,000	2, BROOKSIDE WAKEFIELD ROAD	Terraced
1997-02-20	£51,500	8, BROOKSIDE WAKEFIELD ROAD	Terraced
1996-08-02	£48,500	5, BROOKSIDE WAKEFIELD ROAD	Semi-detached
1996-07-25	£38,000	356 WAKEFIELD ROAD	Terraced
1996-04-26	£65,750	370 WAKEFIELD ROAD	Detached

66 recorded sales on HD8 8RT. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

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School	Distance	Phase	Ofsted
<a href="#">Denby Dale First and Nursery School</a>	0.4 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Denby Church of England Voluntary Aided First School</a>	0.9 mi	Primary	<a href="#">Report card</a> →
<a href="#">St Aidan's Church of England Academy</a>	1.1 mi	Primary	<a href="#">Report card</a> →
<a href="#">Cumberworth CofE First School</a>	1.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">Shelley College, A Share Academy</a>	1.4 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	1.4 mi	Primary	<a href="#">Good (2020)</a>

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

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**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (1.3 mi) · DEARNE VALLEY HEALTH CENTRE (1.6 mi) · SHEPLEY PRIMARY CARE LIMITED (2.5 mi)

**Nearest listed buildings:** DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.1 mi) · DENBY DALE RAILWAY VIADUCT (Grade II) (0.3 mi) · MILESTONE AT BASE OF VIADUCT (Grade II) (0.3 mi)

**Nearest pharmacies:** DENBY PHARMACY (0.1 mi) · WELL (1.3 mi) · WELL (1.6 mi)

**Nearest stations:** Denby Dale (0.3 mi) · Shepley (2.3 mi) · Stocksmoor (3.1 mi)

**Nearest supermarkets:** Co-op Food (1.3 mi) · The Co-operative Food (2.1 mi) · The Co-operative Food (2.3 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

## Who lives here

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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 8RT 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 8RT
Average sold price	£298,195	£327,621	£109,058
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%	62%
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 8RT.

[Compare conveyancing quotes →](#)

We may earn a referral fee if you instruct a conveyancer through this link. It never changes your price, and you are always free to choose your own.

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