

# Property report — HD8 8RU

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     |
|------------|----------|----------------------------------|----------|
| 2023-03-29 | £415,000 | 6, CHAPEL COURT CUMBERWORTH LANE | Detached |

| Date       | Price    | Address                          | Type          |
|------------|----------|----------------------------------|---------------|
| 2021-01-08 | £120,000 | 287 CUMBERWORTH LANE             | Terraced      |
| 2019-01-28 | £170,000 | 281 CUMBERWORTH LANE             | Semi-detached |
| 2017-08-28 | £125,000 | 287 CUMBERWORTH LANE             | Terraced      |
| 2016-04-29 | £96,000  | 289 CUMBERWORTH LANE             | Terraced      |
| 2014-12-05 | £138,000 | 3, CHAPEL COURT CUMBERWORTH LANE | Terraced      |
| 2009-09-18 | £115,000 | 1, CHAPEL COURT CUMBERWORTH LANE | Semi-detached |
| 2008-10-24 | £155,000 | 281 CUMBERWORTH LANE             | Semi-detached |
| 2007-10-04 | £106,000 | 287 CUMBERWORTH LANE             | Terraced      |
| 2002-12-20 | £50,000  | 287 CUMBERWORTH LANE             | Terraced      |
| 2002-06-26 | £58,000  | 3, CHAPEL COURT CUMBERWORTH LANE | Terraced      |
| 2000-09-04 | £130,000 | 6, CHAPEL COURT CUMBERWORTH LANE | Detached      |
| 2000-03-31 | £55,000  | 5, CHAPEL COURT CUMBERWORTH LANE | Terraced      |
| 1999-03-05 | £48,000  | 3, CHAPEL COURT CUMBERWORTH LANE | Terraced      |
| 1997-12-03 | £125,000 | CRUCK COTTAGE CUMBERWORTH LANE   | Detached      |
| 1997-04-30 | £50,000  | 5, CHAPEL COURT CUMBERWORTH LANE | Terraced      |
| 1996-06-07 | £43,000  | 3, CHAPEL COURT CUMBERWORTH LANE | Terraced      |
| 1996-05-17 | £40,000  | 2, CHAPEL COURT CUMBERWORTH LANE | Terraced      |
| 1995-10-06 | £35,000  | 291 CUMBERWORTH LANE             | Detached      |
| 1995-10-06 | £47,000  | 2, CHAPEL COURT CUMBERWORTH LANE | Terraced      |

20 recorded sales on HD8 8RU. 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) |
|                                     | 0.9 mi   | Primary | —           |

| School   | Distance | Phase     | Ofsted      |
|--|----------|-----------|-------------|
| Denby Church of England Voluntary Aided First School |          |           |             |
| St Aidan's Church of England Academy                 | 1.1 mi   | Primary   | —           |
| Cumberworth CofE First School                        | 1.1 mi   | Primary   | —           |
| Shelley College, A Share Academy                     | 1.3 mi   | Secondary | —           |
| Skelmanthorpe Academy                                | 1.4 mi   | Primary   | Good (2020) |

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

## Flood risk

No modelled flood risk is recorded for HD8 8RU 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<br>HD8 | SECTOR<br>HD8 8 | POSTCODE<br>HD8 8RU |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price  | £298,195        | £327,621        | £106,050            |
| 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

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### 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 8RU.

[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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