

# Property report — HD8 8RZ

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          |
|------------|----------|-----------------------|---------------|
| 2025-08-11 | £197,000 | 7 LEAK HALL CRESCENT  | Semi-detached |
| 2025-03-21 | £220,000 | 5C LEAK HALL CRESCENT | Terraced      |
| 2022-04-06 | £235,000 | 7 LEAK HALL CRESCENT  | Semi-detached |
| 2020-05-29 | £208,000 | 5A LEAK HALL CRESCENT | Semi-detached |
| 2020-02-28 | £235,000 | 6B LEAK HALL CRESCENT | Semi-detached |
| 2020-02-21 | £175,000 | 5C LEAK HALL CRESCENT | Terraced      |
| 2020-01-17 | £235,000 | 6A LEAK HALL CRESCENT | Semi-detached |
| 2020-01-16 | £225,000 | 5B LEAK HALL CRESCENT | Terraced      |
| 2020-01-13 | £225,000 | 5D LEAK HALL CRESCENT | Terraced      |
| 2019-08-02 | £170,000 | 6 LEAK HALL CRESCENT  | Semi-detached |
| 2019-01-25 | £150,000 | 10 LEAK HALL CRESCENT | Semi-detached |
| 2018-04-09 | £160,000 | 10 LEAK HALL CRESCENT | Semi-detached |
| 2018-01-19 | £318,000 | 14 LEAK HALL CRESCENT | Detached      |
| 2017-07-21 | £333,000 | 1B LEAK HALL CRESCENT | Other         |
| 2017-05-26 | £170,000 | 5A LEAK HALL CRESCENT | Semi-detached |
| 2017-04-21 | £295,000 | 16 LEAK HALL CRESCENT | Detached      |
| 2017-04-13 | £325,000 | 15 LEAK HALL CRESCENT | Detached      |

| Date       | Price    | Address               | Type          |
|------------|----------|-----------------------|---------------|
| 2016-03-01 | £215,250 | 8 LEAK HALL CRESCENT  | Semi-detached |
| 2016-01-22 | £269,000 | 6B LEAK HALL CRESCENT | Other         |
| 2014-08-15 | £275,000 | 1A LEAK HALL CRESCENT | Detached      |
| 2011-05-27 | £125,000 | 1 LEAK HALL CRESCENT  | Semi-detached |
| 2007-12-14 | £148,000 | 7 LEAK HALL CRESCENT  | Semi-detached |
| 2006-10-27 | £120,000 | 1 LEAK HALL CRESCENT  | Semi-detached |
| 1997-10-15 | £36,000  | 3 LEAK HALL CRESCENT  | Semi-detached |

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

## Nearest schools

| School   | Distance | Phase     | Ofsted                           |
|--|----------|-----------|----------------------------------|
| <a href="#">Denby Dale First and Nursery School</a>                  | 0.3 mi   | Primary   | <a href="#">Good (2023)</a>      |
| <a href="#">St Aidan's Church of England Academy</a>                 | 1.0 mi   | Primary   | <a href="#">Report card</a><br>→ |
| <a href="#">Denby Church of England Voluntary Aided First School</a> | 1.0 mi   | Primary   | <a href="#">Report card</a><br>→ |
| <a href="#">Cumberworth CofE First School</a>                        | 1.2 mi   | Primary   | <a href="#">Report card</a><br>→ |
| <a href="#">Skelmanthorpe Academy</a>                                | 1.2 mi   | Primary   | <a href="#">Good (2020)</a>      |
| <a href="#">Shelley College, A Share Academy</a>                     | 1.3 mi   | Secondary | <a href="#">Report card</a><br>→ |

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 (1.5 mi) · SHEPLEY PRIMARY CARE LIMITED (2.5 mi)

**Nearest listed buildings:** DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.1 mi) · FORMER WEAVING SHOP 10 YARDS (APPROXIMATELY) TO SOUTH

WEST OF GILTHWAITES FARMHOUSE (Grade II) (0.3 mi) · GILTHWAITES FARMHOUSE (Grade II) (0.4 mi)

**Nearest pharmacies:** DENBY PHARMACY (0.1 mi) · WELL (1.2 mi) · WELL (1.5 mi)

**Nearest stations:** Denby Dale (0.4 mi) · Shepley (2.3 mi) · Stocksmoor (3.1 mi)

**Nearest supermarkets:** Co-op Food (1.2 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

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No modelled flood risk is recorded for HD8 8RZ 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?

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| Measure            | DISTRICT<br>HD8 | SECTOR<br>HD8 8 | POSTCODE<br>HD8 8RZ |
|--------------------|-----------------|-----------------|---------------------|
| Average sold price | £298,195        | £327,621        | £211,010            |
| Population         | 44,677          | 18,055          | —                   |
| Deprivation decile | 8/10            | 8/10            | —                   |

| Measure             | DISTRICT<br>HD8 | SECTOR<br>HD8 8 | POSTCODE<br>HD8 8RZ |
|---------------------|-----------------|-----------------|---------------------|
| 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 8RZ.

[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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