

Property report — HD8 8SF

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

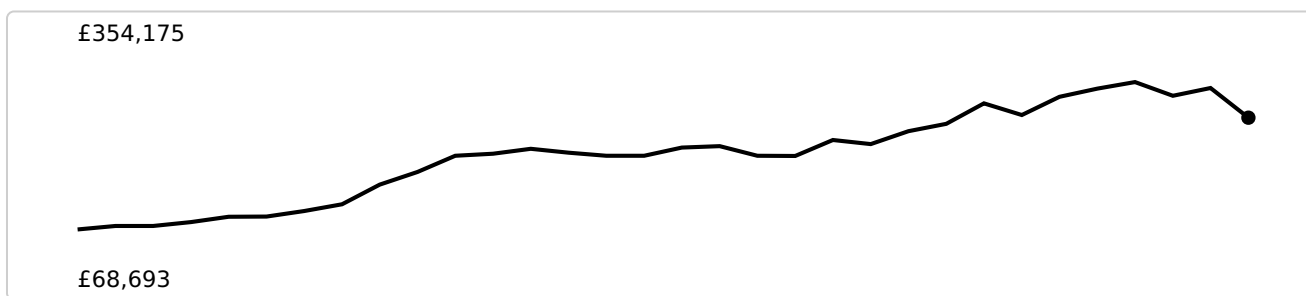
sector HD8 8

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
2025-01-24	£155,000	20 WITHYSIDE	Semi-detached
2024-10-22	£185,000	41 WITHYSIDE	Semi-detached
2024-05-17	£205,500	10 WITHYSIDE	Semi-detached
2024-03-08	£112,000	20 WITHYSIDE	Semi-detached
2023-05-20	£165,000	32 WITHYSIDE	Semi-detached
2021-10-19	£207,000	27 WITHYSIDE	Semi-detached
2021-07-30	£150,000	13 WITHYSIDE	Semi-detached
2021-07-14	£135,000	21 WITHYSIDE	Semi-detached
2021-07-12	£220,000	1 WITHYSIDE	Semi-detached
2021-02-27	£125,000	28 WITHYSIDE	Semi-detached
2021-01-22	£190,000	47 WITHYSIDE	Semi-detached
2020-10-01	£178,000	14 WITHYSIDE	Semi-detached
2018-06-08	£167,500	38 WITHYSIDE	Semi-detached
2015-05-08	£130,000	30 WITHYSIDE	Semi-detached
2014-12-19	£134,000	30 WITHYSIDE	Semi-detached
2014-06-27	£125,000	18 WITHYSIDE	Semi-detached
2013-10-25	£118,000	10 WITHYSIDE	Semi-detached

Date	Price	Address	Type
2012-03-09	£150,000	20 WITHYSIDE	Semi-detached
2011-08-26	£120,000	47 WITHYSIDE	Semi-detached
2009-07-10	£125,000	14 WITHYSIDE	Semi-detached
2006-03-17	£120,000	34 WITHYSIDE	Semi-detached
2005-04-29	£90,000	30 WITHYSIDE	Semi-detached
2004-07-12	£115,000	1 WITHYSIDE	Semi-detached
2003-12-12	£120,000	20 WITHYSIDE	Semi-detached
2002-08-30	£65,250	27 WITHYSIDE	Semi-detached
2002-06-06	£37,500	8 WITHYSIDE	Semi-detached
2002-04-30	£50,000	25 WITHYSIDE	Semi-detached
2001-04-06	£50,000	25 WITHYSIDE	Semi-detached
2000-06-30	£35,000	30 WITHYSIDE	Semi-detached
2000-01-28	£46,950	48 WITHYSIDE	Semi-detached
2000-01-21	£46,000	24 WITHYSIDE	Semi-detached
2000-01-14	£53,500	14 WITHYSIDE	Semi-detached
1999-12-23	£49,000	48 WITHYSIDE	Semi-detached
1999-05-28	£26,000	47 WITHYSIDE	Semi-detached
1997-01-31	£46,000	15 WITHYSIDE	Semi-detached
1996-04-19	£32,000	25 WITHYSIDE	Semi-detached
1996-03-15	£45,000	42 WITHYSIDE	Semi-detached
1995-02-22	£27,000	25 WITHYSIDE	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
	0.2 mi	Primary	Good (2023)

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School			
St Aidan's Church of England Academy	0.8 mi	Primary	Report card →
Skelmanthorpe Academy	1.1 mi	Primary	Good (2020)
Denby Church of England Voluntary Aided First School	1.2 mi	Primary	Report card →
Shelley College, A Share Academy	1.2 mi	Secondary	Report card →
Scissett Middle School	1.3 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.

What's nearby

Nearest GP surgeries: SKELMANTHORPE FAMILY DOCTORS (1.0 mi) · DEARNE VALLEY HEALTH CENTRE (1.3 mi) · SHEPLEY PRIMARY CARE LIMITED (2.7 mi)

Nearest listed buildings: MILEPOST OPPOSITE NO 268A (Grade II) (0.2 mi) · FORMER WEAVING SHOP 10 YARDS (APPROXIMATELY) TO SOUTH WEST OF GILTHWAITES FARMHOUSE (Grade II) (0.2 mi) · GILTHWAITES FARMHOUSE (Grade II) (0.2 mi)

Nearest pharmacies: DENBY PHARMACY (0.2 mi) · WELL (1.0 mi) · WELL (1.3 mi)

Nearest stations: Denby Dale (0.6 mi) · Shepley (2.4 mi) · Stocksmoor (3.3 mi)

Nearest supermarkets: Co-op Food (1.0 mi) · The Co-operative Food (2.3 mi) · The Co-operative Food (2.5 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 the HD8 8 area.

Flood risk

No modelled flood risk is recorded for HD8 8SF 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 8SF
Average sold price	£298,195	£327,621	£109,242
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 8SF.

[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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