

# Property report — HD8 8SL

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
2021-02-04	£390,000	47 GREENSIDE	Detached

Date	Price	Address	Type
2020-11-11	£250,000	12 GREENSIDE	Semi-detached
2017-02-03	£255,000	10 GREENSIDE	Detached
2014-04-11	£192,000	29 GREENSIDE	Detached
2012-03-23	£216,000	41 GREENSIDE	Detached
2010-08-27	£215,000	20 GREENSIDE	Detached
2007-06-08	£249,500	45 GREENSIDE	Detached
2004-06-18	£165,000	47 GREENSIDE	Detached
2004-05-07	£196,500	20 GREENSIDE	Detached
2001-12-10	£136,000	14 GREENSIDE	Detached
2000-07-26	£89,500	33 GREENSIDE	Detached
1999-07-12	£44,000	12 GREENSIDE	Semi-detached
1999-03-23	£90,000	18 GREENSIDE	Detached
1999-01-29	£88,000	33 GREENSIDE	Detached
1998-10-30	£44,000	41 GREENSIDE	Semi-detached

15 recorded sales on HD8 8SL. 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	0.1 mi	Primary	Good (2023)
St Aidan's Church of England Academy	0.8 mi	Primary	—
Skelmanthorpe Academy	1.0 mi	Primary	Good (2020)
Shelley College, A Share Academy	1.1 mi	Secondary	—
Denby Church of England Voluntary Aided First School	1.3 mi	Primary	—
Cumberworth CofE First School	1.3 mi	Primary	—

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 8SL 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 8SL
Average sold price	£298,195	£327,621	£174,700
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 8SL.

[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.

---

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.