

Property report — HD8 8SN

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)



Annual **average (mean)** sold price in HD8 8, 1995-2026 (latest £285,238). Hover a point to read its value.
Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2026-02-20	£475,000	27 ROCKWOOD RISE	Detached
2024-10-31	£315,000	3 ROCKWOOD RISE	Detached
2023-03-10	£370,000	29 ROCKWOOD RISE	Detached
2023-01-09	£450,000	33 ROCKWOOD RISE	Detached
2021-11-26	£280,000	9 ROCKWOOD RISE	Detached
2020-06-10	£220,000	5 ROCKWOOD RISE	Detached
2019-11-28	£246,000	9 ROCKWOOD RISE	Detached
2018-07-18	£290,000	27 ROCKWOOD RISE	Detached
2017-06-01	£295,000	18 ROCKWOOD RISE	Detached
2015-10-29	£234,000	1 ROCKWOOD RISE	Detached
2015-08-11	£270,000	31 ROCKWOOD RISE	Detached
2015-08-03	£275,000	27 ROCKWOOD RISE	Detached
2014-09-04	£250,000	11 ROCKWOOD RISE	Detached
2014-07-30	£215,000	33 ROCKWOOD RISE	Detached
2012-12-18	£215,000	7 ROCKWOOD RISE	Detached
2012-04-27	£241,500	29 ROCKWOOD RISE	Detached
2006-11-03	£216,000	9 ROCKWOOD RISE	Detached

Date	Price	Address	Type
2006-07-10	£265,000	27 ROCKWOOD RISE	Detached
2005-12-13	£226,000	12 ROCKWOOD RISE	Detached
2004-11-22	£205,000	3 ROCKWOOD RISE	Detached
2004-07-09	£195,500	31 ROCKWOOD RISE	Detached
2002-06-28	£118,950	21 ROCKWOOD RISE	Detached
2002-01-02	£95,000	27 ROCKWOOD RISE	Detached
2001-10-05	£100,000	33 ROCKWOOD RISE	Detached
2001-08-24	£120,000	8 ROCKWOOD RISE	Detached
1999-09-30	£90,000	11 ROCKWOOD RISE	Detached
1998-06-04	£91,000	6 ROCKWOOD RISE	Detached
1995-05-31	£88,000	29 ROCKWOOD RISE	Detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
12 Rockwood Rise, HUDDERSFIELD	D	B	159 m ²	Detached house	2026
27 Rockwood Rise, HUDDERSFIELD	C	C	158 m ²	Detached house	2025
3 Rockwood Rise, HUDDERSFIELD	D	C	137 m ²	Detached house	2023
16 Rockwood Rise, HUDDERSFIELD	C	C	136 m ²	Detached house	2022
33 Rockwood Rise, HUDDERSFIELD	B	B	169 m ²	Detached house	2022
29 Rockwood Rise, HUDDERSFIELD	D	B	136 m ²	Detached house	2021

Address	EPC	Potential	Floor area	Type	Assessed
9, Rockwood Rise, HUDDERSFIELD	D	C	129 m ²	Detached bungalow	2019
5, Rockwood Rise, HUDDERSFIELD	D	C	128 m ²	Detached house	2018
18, Rockwood Rise, HUDDERSFIELD	C	C	165 m ²	Detached house	2017
15, Rockwood Rise, HUDDERSFIELD	D	C	125 m ²	Detached bungalow	2015
27, Rockwood Rise, HUDDERSFIELD	D	B	145 m ²	Detached bungalow	2015
31, Rockwood Rise, HUDDERSFIELD	D	C	133 m ²	Detached bungalow	2015

12 certificates for HD8 8SN. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

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	Report card →
Skelmanthorpe Academy	1.1 mi	Primary	Good (2020)
Shelley College, A Share Academy	1.2 mi	Secondary	Report card →
Denby Church of England Voluntary Aided First School	1.2 mi	Primary	Report card →
Cumberworth CofE First School	1.3 mi	Primary	Report card →

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 (2.6 mi)

Nearest listed buildings: FORMER WEAVING SHOP 10 YARDS (APPROXIMATELY) TO SOUTH WEST OF GILTHWAITES FARMHOUSE (Grade II) (0.2 mi) · GILTHWAITES FARMHOUSE (Grade II) (0.2 mi) · MAIN BARN TO GILTHWAITES FARM (TO NORTH EAST OF 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 (2.3 mi) · Stocksmoor (3.2 mi)

Nearest supermarkets: Co-op Food (1.0 mi) · The Co-operative Food (2.2 mi) · The Co-operative Food (2.4 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 HD8 8.

Recorded crime trend



Recorded crimes per month in HD8 8 (May 24–Apr 26, average 20/month). Hover a point to read the count.
Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD8 8SN 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 8SN
Average sold price	£298,195	£327,621	£230,427
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 8SN.

[Compare conveyancing quotes →](#)

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