

Property report — HD8 8TH

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
2026-01-29	£155,000	15 NORMAN ROAD	Terraced
2025-06-20	£169,500	6 NORMAN ROAD	Terraced
2025-05-02	£196,000	26 NORMAN ROAD	Terraced
2023-10-20	£170,000	6 NORMAN ROAD	Terraced
2022-08-10	£185,000	6 NORMAN ROAD	Terraced
2021-07-02	£177,500	22 NORMAN ROAD	Terraced
2020-09-01	£135,000	18 NORMAN ROAD	Terraced
2020-08-07	£134,000	6 NORMAN ROAD	Terraced
2019-06-28	£129,000	6 NORMAN ROAD	Terraced
2018-12-13	£123,500	26 NORMAN ROAD	Terraced
2018-08-14	£92,000	6 NORMAN ROAD	Terraced
2017-01-06	£105,250	22 NORMAN ROAD	Terraced
2014-05-30	£131,500	17 NORMAN ROAD	Terraced
2012-07-27	£124,995	20 NORMAN ROAD	Terraced
2008-12-17	£100,000	20 NORMAN ROAD	Semi-detached
2008-05-23	£133,500	17 NORMAN ROAD	Terraced
2004-06-25	£90,000	10 NORMAN ROAD	Terraced

Date	Price	Address	Type
2004-04-05	£90,000	15 NORMAN ROAD	Terraced
2004-02-23	£69,500	12 NORMAN ROAD	Terraced
2003-09-19	£73,000	3 NORMAN ROAD	Terraced
2001-04-12	£43,500	18 NORMAN ROAD	Terraced
1999-09-24	£37,500	24 NORMAN ROAD	Terraced
1999-06-14	£41,750	10 NORMAN ROAD	Terraced
1998-11-26	£32,000	16 NORMAN ROAD	Terraced
1997-11-28	£36,000	17 NORMAN ROAD	Terraced
1997-04-18	£35,000	18 NORMAN ROAD	Terraced
1996-10-08	£36,000	14 NORMAN ROAD	Terraced
1996-01-19	£72,000	13 NORMAN ROAD	Detached
1995-11-30	£43,000	3 NORMAN ROAD	Terraced

29 recorded sales on HD8 8TH. 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	0.5 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	0.8 mi	Primary	Report card →
Cumberworth CofE First School	1.1 mi	Primary	Report card →
St Aidan's Church of England Academy	1.2 mi	Primary	Report card →
Shelley College, A Share Academy	1.4 mi	Secondary	Report card →
Skelmanthorpe Academy	1.5 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.

What's nearby

Nearest GP surgeries: SKELMANTHORPE FAMILY DOCTORS (1.4 mi) · DEARNE VALLEY HEALTH CENTRE (1.7 mi) · SHEPLEY PRIMARY CARE LIMITED (2.4 mi)

Nearest listed buildings: DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.1 mi) · MILESTONE AT BASE OF VIADUCT (Grade II) (0.2 mi) · DENBY DALE RAILWAY VIADUCT (Grade II) (0.2 mi)

Nearest pharmacies: DENBY PHARMACY (0.2 mi) · WELL (1.4 mi) · WELL (1.7 mi)

Nearest stations: Denby Dale (0.2 mi) · Shepley (2.3 mi) · Stocksmoor (3.1 mi)

Nearest supermarkets: Co-op Food (1.4 mi) · The Co-operative Food (2.0 mi) · The Co-operative Food (2.3 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

Flood risk at this postcode: High — 66 properties here fall in an at-risk band (55 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 8TH
Average sold price	£298,195	£327,621	£102,103
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	High
Gigabit broadband	90%	88%	65%
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 8TH.

[Compare conveyancing quotes →](#)

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