

Property report — HD8 8UH

Open-data due diligence for HD8 8UH and the area around it.

HD8 8UH in brief: 11 recorded sales (£137,000–£555,500) · no modelled flood risk · 6 schools nearby.

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 8UH** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 8** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

£327,621

SECTOR HD8 8 · 203 sales

POPULATION

18,055

SECTOR HD8 8

CRIMES RECORDED

11

SECTOR HD8 8 · Apr 26

SCHOOLS

7

SECTOR HD8 8

FLOOD RISK

None modelled

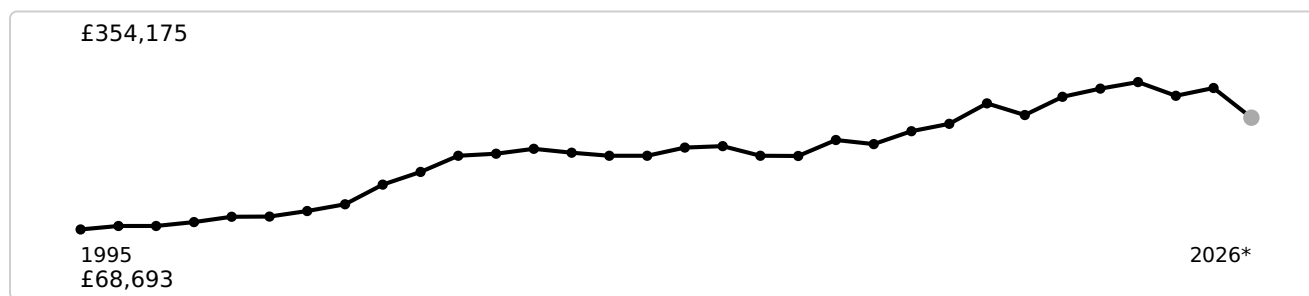
THIS POSTCODE

GIGABIT BROADBAND

88%

SECTOR HD8 8 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD8 8, 1995-2026. **2026 is a part year** (41 sales so far) — shown greyed. Hover a point to read its value. Source: HM Land Registry Price Paid.

Sold prices on this postcode

| Date | Price | Address | Type |
|------------|----------|----------------|----------|
| 2025-07-21 | £240,000 | 17 SMITHY HILL | Terraced |
| 2024-07-12 | £550,000 | 1A SMITHY HILL | Detached |
| 2022-08-26 | £219,800 | 15 SMITHY HILL | Terraced |
| 2020-03-12 | £175,000 | 11 SMITHY HILL | Other |
| 2019-06-27 | £310,000 | 1 SMITHY HILL | Detached |
| 2017-10-20 | £450,000 | 1A SMITHY HILL | Detached |
| 2017-10-10 | £260,000 | 1 SMITHY HILL | Detached |
| 2016-10-21 | £160,253 | 17 SMITHY HILL | Terraced |
| 2016-10-07 | £137,000 | 15 SMITHY HILL | Terraced |
| 2016-03-30 | £220,000 | 1A SMITHY HILL | Detached |
| 2015-04-10 | £555,500 | 1 SMITHY HILL | Detached |

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

Nearest schools

| School | Distance | Phase | Ofsted |
|--|----------|---------|-------------------------------|
| Denby Church of England Voluntary Aided First School | 0.2 mi | Primary | Report card → |

| School | Distance | Phase | Ofsted |
|--|----------|-----------|----------------------------------|
| Denby Dale First and Nursery School | 1.2 mi | Primary | Good (2023) |
| Cumberworth CofE First School | 1.4 mi | Primary | Report card → |
| Birdsedge First School | 1.6 mi | Primary | Good (2022) |
| St Aidan's Church of England Academy | 1.8 mi | Primary | Report card → |
| Shelley College, A Share Academy | 2.1 mi | Secondary | 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 (2.1 mi) · DEARNE VALLEY HEALTH CENTRE (2.2 mi) · SHEPLEY PRIMARY CARE LIMITED (2.8 mi)

Nearest listed buildings: 4-10, COALPIT LANE (Grade II) (0.1 mi) · MANOR FARM (Grade II) (0.1 mi) · ROCK HOUSE (Grade II) (0.1 mi)

Nearest pharmacies: DENBY PHARMACY (0.8 mi) · WELL (2.1 mi) · WELL (2.2 mi)

Nearest stations: Denby Dale (0.8 mi) · Shepley (2.7 mi) · Penistone (2.9 mi)

Nearest supermarkets: Co-op Food (2.0 mi) · The Co-operative Food (2.2 mi) · The Co-operative Food (2.6 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 8UH in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

How granular is this?

| Measure | DISTRICT HD8 | SECTOR HD8 8 | POSTCODE HD8 8UH |
|--|-----------------|-----------------|---------------------|
| Average sold price | £298,195 | £327,621 | £297,959 |
| Population | 44,677 | 18,055 | — |
| Deprivation decile (1 = most deprived) | 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 8UH.

[Compare conveyancing quotes →](#)

Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

We may earn a referral fee if you use our conveyancing or removals links. It never changes your price, and you are always free to choose your own provider.

Report generated 28 June 2026. Open data is refreshed periodically; HM Land Registry Price Paid typically lags by around two months, so the most recent sales may not appear yet.

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