

Property report — HD8 8UU

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 HD8 8 by year, 1995-2026 (latest £285,238). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2019-12-13	£310,000	27 INKERMAN WAY	Detached
2017-10-18	£259,000	29 INKERMAN WAY	Detached
2016-04-05	£230,000	14 INKERMAN WAY	Detached
2014-10-03	£232,500	3 INKERMAN WAY	Detached
2013-11-22	£221,000	31 INKERMAN WAY	Detached
2012-02-17	£238,000	5 INKERMAN WAY	Detached
2009-10-06	£185,000	5 INKERMAN WAY	Detached
2008-02-15	£186,000	20 INKERMAN WAY	Detached
2007-10-05	£230,000	4 INKERMAN WAY	Detached
2005-10-28	£200,000	31 INKERMAN WAY	Detached
2004-11-05	£200,000	9 INKERMAN WAY	Detached
2004-05-18	£125,000	35 INKERMAN WAY	Semi-detached
2003-10-23	£105,950	33 INKERMAN WAY	Semi-detached
2003-09-08	£155,000	4 INKERMAN WAY	Detached
2002-09-27	£105,000	31 INKERMAN WAY	Detached
2002-06-28	£123,000	14 INKERMAN WAY	Detached
2002-02-05	£130,000	9 INKERMAN WAY	Detached
2001-10-12	£126,000	27 INKERMAN WAY	Detached

Date	Price	Address	Type
2001-07-18	£75,500	20 INKERMAN WAY	Detached
2000-09-22	£56,500	16 INKERMAN WAY	Detached
2000-06-12	£85,500	31 INKERMAN WAY	Detached
1999-12-15	£65,500	34 INKERMAN WAY	Detached
1999-06-11	£98,500	1 INKERMAN WAY	Detached
1999-04-30	£69,000	4 INKERMAN WAY	Detached
1998-09-23	£53,000	35 INKERMAN WAY	Semi-detached
1998-09-16	£72,000	14 INKERMAN WAY	Detached
1998-09-02	£72,000	29 INKERMAN WAY	Detached
1998-07-15	£50,000	33 INKERMAN WAY	Semi-detached
1997-12-16	£54,500	33 INKERMAN WAY	Semi-detached
1997-08-27	£54,000	35 INKERMAN WAY	Semi-detached

30 recorded sales on HD8 8UU. 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	0.6 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	0.8 mi	Primary	Report card →
Cumberworth CofE First School	1.3 mi	Primary	Report card →
St Aidan's Church of England Academy	1.3 mi	Primary	Report card →
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)
Shelley College, A Share Academy	1.5 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 (1.5 mi) · DEARNE VALLEY HEALTH CENTRE (1.7 mi) · SHEPLEY PRIMARY CARE LIMITED (2.6 mi)

Nearest listed buildings: MILESTONE AT BASE OF VIADUCT (Grade II) (0.2 mi) · DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.2 mi) · DENBY DALE RAILWAY VIADUCT (Grade II) (0.3 mi)

Nearest pharmacies: DENBY PHARMACY (0.2 mi) · WELL (1.5 mi) · WELL (1.7 mi)

Nearest stations: Denby Dale (0.4 mi) · Shepley (2.4 mi) · Stocksmoor (3.2 mi)

Nearest supermarkets: Co-op Food (1.4 mi) · The Co-operative Food (2.1 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.

Flood risk

No modelled flood risk is recorded for HD8 8UU 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 8UU
Average sold price	£298,195	£327,621	£138,915
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 8UU.

[Compare conveyancing quotes →](#)

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