

# Property report — HD8 8UY

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
2022-09-14	£330,000	6 BROOMBANK	Detached
2018-07-06	£320,000	4 BROOMBANK	Detached
2004-07-16	£229,950	4 BROOMBANK	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Denby Church of England Voluntary Aided First School</a>	0.6 mi	Primary	<a href="#">Report card</a> →
<a href="#">Denby Dale First and Nursery School</a>	0.7 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Cumberworth CofE First School</a>	1.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">St Aidan's Church of England Academy</a>	1.4 mi	Primary	<a href="#">Report card</a> →
<a href="#">Birdsedge First School</a>	1.6 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Shelley College, A Share Academy</a>	1.6 mi	Secondary	<a href="#">Report card</a> →

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

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**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (1.6 mi) · DEARNE VALLEY HEALTH CENTRE (1.9 mi) · SHEPLEY PRIMARY CARE LIMITED (2.5 mi)

**Nearest listed buildings:** MILESTONE AT BASE OF VIADUCT (Grade II) (0.1 mi) · DENBY DALE RAILWAY VIADUCT (Grade II) (0.3 mi) · 3 STOREY MILL BUILDING AT HARTCLIFFE MILLS IMMEDIATELY EAST RESERVOIR (Grade II) (0.3 mi)

**Nearest pharmacies:** DENBY PHARMACY (0.4 mi) · WELL (1.6 mi) · WELL (1.9 mi)

**Nearest stations:** Denby Dale (0.3 mi) · Shepley (2.4 mi) · Stocksmoor (3.2 mi)

**Nearest supermarkets:** Co-op Food (1.6 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

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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

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No modelled flood risk is recorded for HD8 8UY 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 8UY
Average sold price	£298,195	£327,621	£293,317
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%	50%
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 8UY.

[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.

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