

Property report — HD8 8XF

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

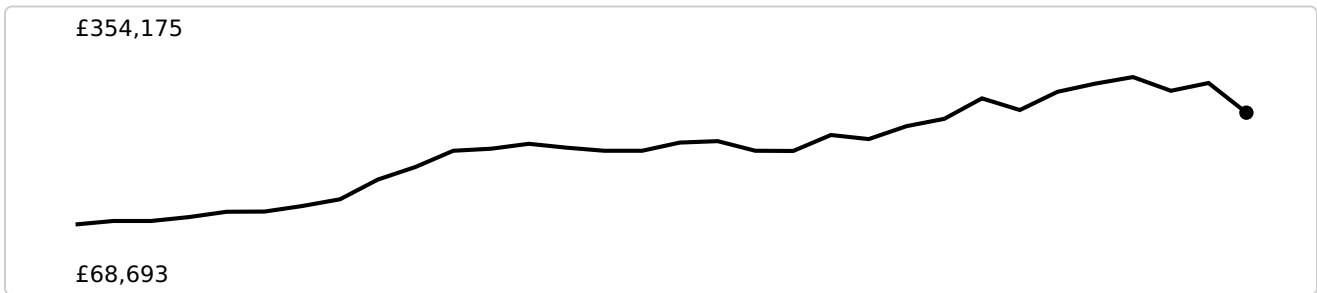
sector HD8 8

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
2022-02-14	£335,000	111 BARNSELY ROAD	Detached

1 recorded sale on HD8 8XF. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Cumberworth CofE First School	0.6 mi	Primary	Report card →
Denby Church of England Voluntary Aided First School	0.9 mi	Primary	Report card →
Denby Dale First and Nursery School	1.0 mi	Primary	Good (2023)
Birdsedge First School	1.1 mi	Primary	Good (2022)
Shelley College, A Share Academy	1.5 mi	Secondary	Report card →
St Aidan's Church of England Academy	1.5 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 (1.7 mi) · SHEPLEY PRIMARY CARE LIMITED (1.9 mi) · DEARNE VALLEY HEALTH CENTRE (2.2 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (4.6 mi)

Nearest listed buildings: MILESTONE APPROXIMATELY 300 YARDS EAST OF JUNCTION WITH BARNSELY (Grade II) (0.2 mi) · 3 STOREY MILL BUILDING AT HARTCLIFFE MILLS IMMEDIATELY EAST RESERVOIR (Grade II) (0.3 mi) · DENBY DALE RAILWAY VIADUCT (Grade II) (0.4 mi)

Nearest pharmacies: DENBY PHARMACY (0.8 mi) · WELL (1.7 mi) · SHEPLEY PHARMACY (1.9 mi)

Nearest stations: Denby Dale (0.4 mi) · Shepley (1.8 mi) · Stocksmoor (2.6 mi)

Nearest supermarkets: The Co-operative Food (1.4 mi) · Co-op Food (1.6 mi) · The Co-operative Food (1.8 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 8XF 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 8XF
Average sold price	£298,195	£327,621	£335,000
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%	33%
Superfast broadband	98%	97%	67%

— = 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.

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Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8XF.

[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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