

Property report — HD8 8XN

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
2025-02-17	£555,000	3 CARR MOUNT	Detached
2024-11-27	£520,000	75 CARR HILL ROAD	Detached
2024-06-28	£480,000	60 CARR HILL ROAD	Detached
2023-07-03	£460,000	88 CARR HILL ROAD	Detached
2022-12-15	£580,000	84 CARR HILL ROAD	Detached
2022-04-05	£492,500	56 CARR HILL ROAD	Detached
2022-02-25	£537,000	75 CARR HILL ROAD	Detached
2021-10-25	£550,000	4 CARR MOUNT	Detached
2021-06-02	£430,000	103A CARR HILL ROAD	Detached
2021-05-14	£462,500	52 CARR HILL ROAD	Detached
2020-11-13	£455,000	109 CARR HILL ROAD	Detached
2020-08-28	£336,551	3 CARR MOUNT	Detached
2019-06-07	£500,000	48 CARR HILL ROAD	Detached
2019-03-08	£225,000	78 CARR HILL ROAD	Detached
2019-02-06	£525,000	107 CARR HILL ROAD	Detached
2018-10-31	£415,000	70 CARR HILL ROAD	Detached
2017-04-07	£310,000	103 CARR HILL ROAD	Detached

Date	Price	Address	Type
2016-08-23	£440,000	86 CARR HILL ROAD	Detached
2016-08-22	£230,000	101 CARR HILL ROAD	Detached
2016-06-08	£327,000	56 CARR HILL ROAD	Detached
2015-06-11	£260,000	48 CARR HILL ROAD	Detached
2015-01-06	£330,000	60A CARR HILL ROAD	Detached
2014-08-20	£265,000	103A CARR HILL ROAD	Detached
2014-07-31	£375,000	66 CARR HILL ROAD	Detached
2014-04-08	£610,000	81 CARR HILL ROAD	Detached
2013-07-19	£385,000	86 CARR HILL ROAD	Detached
2012-11-05	£365,000	109 CARR HILL ROAD	Detached
2011-09-30	£395,000	68C CARR HILL ROAD	Detached
2011-06-10	£235,000	76 CARR HILL ROAD	Detached
2009-09-04	£385,000	68B CARR HILL ROAD	Detached
2008-08-20	£343,000	54 CARR HILL ROAD	Detached
2007-11-28	£215,000	72 CARR HILL ROAD	Semi-detached
2007-09-03	£365,000	4 CARR MOUNT	Detached
2007-05-04	£295,000	80 CARR HILL ROAD	Detached
2006-11-24	£312,000	64 CARR HILL ROAD	Detached
2006-01-03	£265,000	99 CARR HILL ROAD	Detached
2005-10-19	£450,000	82 CARR HILL ROAD	Detached
2004-11-01	£375,000	86 CARR HILL ROAD	Detached
2004-09-14	£432,000	59A CARR HILL ROAD	Detached
2003-11-27	£185,000	CARR HILL BARN CARR HILL ROAD	Terraced
2003-11-27	£140,000	CARR HILL COTTAGE CARR HILL ROAD	Terraced
2003-11-21	£280,000	109 CARR HILL ROAD	Detached
2002-10-16	£175,000	105 CARR HILL ROAD	Detached

Date	Price	Address	Type
2002-09-20	£335,000	49A CARR HILL ROAD	Detached
2001-10-18	£132,000	70 CARR HILL ROAD	Detached
2001-05-17	£220,000	59A CARR HILL ROAD	Detached
2000-07-14	£150,000	59 CARR HILL ROAD	Detached
1999-11-05	£74,000	74 CARR HILL ROAD	Semi-detached
1999-09-30	£74,000	72 CARR HILL ROAD	Semi-detached
1999-04-30	£114,000	63 CARR HILL ROAD	Detached
1999-01-21	£193,000	71 CARR HILL ROAD	Detached
1999-01-21	£72,500	2 CARR MOUNT	Detached
1998-12-23	£240,000	81 CARR HILL ROAD	Detached
1998-11-16	£85,000	101 CARR HILL ROAD	Detached
1997-01-21	£106,000	64 CARR HILL ROAD	Detached
1996-09-23	£236,500	49A CARR HILL ROAD	Detached
1996-09-13	£80,000	99 CARR HILL ROAD	Detached
1996-02-26	£70,000	99 CARR HILL ROAD	Detached
1995-12-12	£120,000	68C CARR HILL ROAD	Detached
1995-04-21	£120,000	61 CARR HILL ROAD	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Cumberworth CofE First School	0.5 mi	Primary	Report card →
Birdsedge First School	0.6 mi	Primary	Good (2022)
Shepley First School	0.8 mi	Primary	Good (2024)
Shelley First School	1.5 mi	Primary	Good (2023)

School	Distance	Phase	Ofsted
Shelley College, A Share Academy	1.7 mi	Secondary	Report card →
Denby Church of England Voluntary Aided First School	1.7 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: SHEPLEY PRIMARY CARE LIMITED (1.0 mi) · SKELMANTHORPE FAMILY DOCTORS (2.2 mi) · KIRKBURTON HEALTH CENTRE (2.4 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (3.7 mi)

Nearest listed buildings: 31, CARR HILL ROAD (Grade II) (0.2 mi) · THE CROWN AND ADJOINING HOUSE (Grade II) (0.4 mi) · Church of England School (Grade II) (0.5 mi)

Nearest pharmacies: SHEPLEY PHARMACY (1.0 mi) · DENBY PHARMACY (1.7 mi) · WELL (2.2 mi)

Nearest stations: Shepley (1.1 mi) · Denby Dale (1.3 mi) · Stocksmoor (1.8 mi)

Nearest supermarkets: The Co-operative Food (0.4 mi) · The Co-operative Food (0.9 mi) · Co-op Food (2.2 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

No modelled flood risk is recorded for HD8 8XN 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 8XN
Average sold price	£298,195	£327,621	£311,493
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 8XN.

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