

# Property report — HD8 8XU

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
2026-02-27	£420,000	SUNNYMEADE	Detached
2025-03-20	£925,000	POG HALL BARN	Other
2024-08-30	£1,125,000	GREEN HOLLOWS, QUAKER BOTTOM	Other
2024-02-08	£395,000	THE OLD PUMPHOUSE GREEN LANE	Detached
2022-07-08	£410,000	SUNNYMEADE	Detached
2021-10-28	£80,000	7 PUMP ROW	Terraced
2019-12-17	£140,000	SUNNYMEDE	Detached
2019-06-28	£175,000	THE STABLES	Semi-detached
2018-12-20	£140,000	SUNNYMEDE	Detached
2018-08-03	£585,000	COACH HOUSE, POGG HALL FARM	Detached
2018-04-11	£760,000	POG HALL FARM	Other
2016-11-25	£140,000	6 PUMP ROW	Terraced
2016-06-24	£236,000	EAST VIEW HOUSE	Semi-detached
2016-03-31	£440,000	THE CARRIAGE HOUSE, QUAKER BOTTOM	Detached
2016-03-11	£650,000	GREEN LANE HEAD FARM	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2016-01-08	£630,000	MILL COTTAGE	Detached
2014-10-02	£290,000	LOW HOUSE COTTAGE	Semi-detached
2014-08-08	£428,000	COACH HOUSE, POGG HALL FARM	Detached
2014-05-16	£299,950	THE OLD PUMPHOUSE GREEN LANE	Detached
2013-09-23	£155,000	SUNNYMEDE	Detached
2012-05-16	£230,000	LOW HOUSE COTTAGE	Detached
2010-11-19	£495,000	GREEN HOLLOWS, QUAKER BOTTOM	Detached
2010-03-09	£950,000	MILL BANK	Detached
2009-12-22	£150,000	SUNNYMEDE	Detached
2006-01-25	£193,500	6 PUMP ROW	Terraced
2004-12-05	£155,000	EAST VIEW HOUSE	Semi-detached
2004-10-26	£164,000	6 PUMP ROW	Terraced
2004-04-23	£145,000	EAST VIEW HOUSE	Semi-detached
2004-03-12	£134,500	6 PUMP ROW	Terraced
2003-10-31	£123,000	3 PUMP ROW	Terraced
2003-10-20	£410,000	MILL COTTAGE	Detached
2003-08-18	£119,950	4 PUMP ROW	Terraced
2003-07-01	£595,000	GREEN HOLLOWS, QUAKER BOTTOM	Detached
2003-02-03	£53,500	5 PUMP ROW	Terraced
2002-11-15	£475,000	STRINES LODGE	Detached
2001-07-20	£310,000	POG HALL FARM	Detached
2001-07-06	£245,000	THE OLD FARMHOUSE, QUAKER BOTTOM	Detached
1999-07-09	£60,000	SUNNYMEDE	Detached

Date	Price	Address	Type
1999-05-07	£30,000	THE STABLES	Semi-detached
1998-11-20	£173,000	MILL COTTAGE	Detached
1998-11-06	£290,000	GREEN HOLLOWES, QUAKER BOTTOM	Detached
1998-01-05	£54,200	SUNNYMEDE	Detached
1995-07-18	£40,000	5 PUMP ROW	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Birdsedge First School</a>	0.6 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Denby Church of England Voluntary Aided First School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Cumberworth CofE First School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Denby Dale First and Nursery School</a>	1.8 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Shepley First School</a>	1.8 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Shelley College, A Share Academy</a>	2.2 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

**Nearest GP surgeries:** SHEPLEY PRIMARY CARE LIMITED (2.0 mi) · SKELMANTHORPE FAMILY DOCTORS (2.5 mi) · DEARNE VALLEY HEALTH CENTRE (3.0 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (4.3 mi)

**Nearest listed buildings:** LOW HOUSE (Grade II) (0.1 mi) · GREEN HOLLOWES (Grade II) (0.1 mi) · FRIENDS MEETING HOUSE (Grade II) (0.1 mi)

**Nearest pharmacies:** DENBY PHARMACY (1.5 mi) · SHEPLEY PHARMACY (2.0 mi) · WELL (2.5 mi)

**Nearest stations:** Denby Dale (1.1 mi) · Shepley (2.1 mi) · Stocksmoor (2.8 mi)

**Nearest supermarkets:** The Co-operative Food (1.3 mi) · The Co-operative Food (1.9 mi) · Co-op Food (2.4 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 8XU 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?

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Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8XU
Average sold price	£298,195	£327,621	£326,037
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8XU
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

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### 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 8XU.

[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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