

Property report — HD8 8XW

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
2024-02-16	£257,400	6, PARKHEAD PARKHEAD LANE	Terraced
2024-01-05	£950,000	FAIRLEIGH HOUSE	Detached
2023-05-12	£285,000	3 PARK LANE	Semi-detached
2022-08-19	£685,000	MULBERRY BARN, 15 PARK HEAD PARKHEAD LANE	Detached
2022-07-29	£287,500	LANGDALE, 4 PARK LANE	Semi-detached
2021-11-19	£158,000	5 SUNSIDE COTTAGES	Terraced
2021-09-17	£267,500	3, PARKHEAD PARKHEAD LANE	Terraced
2019-06-25	£210,000	5 PARK LANE	Semi-detached
2018-08-21	£139,950	3 SUNSIDE COTTAGES	Terraced
2018-05-24	£136,000	2 SUNSIDE COTTAGES	Terraced
2018-01-19	£390,000	MULBERRY HOUSE PARKHEAD LANE	Detached
2017-10-20	£267,500	7 PARK LANE	Semi-detached
2017-06-14	£265,000	6 PARK LANE	Semi-detached
2016-05-26	£101,000	3 SUNSIDE COTTAGES	Terraced

Date	Price	Address	Type
2015-11-13	£202,300	1 SUNSIDE COTTAGES	Terraced
2014-09-22	£111,000	2 SUNSIDE COTTAGES	Terraced
2014-05-30	£125,000	8, PARKHEAD PARKHEAD LANE	Terraced
2013-10-31	£159,000	6, PARKHEAD PARKHEAD LANE	Terraced
2013-07-18	£209,000	6 PARK LANE	Semi-detached
2012-06-01	£175,000	8 PARK LANE	Semi-detached
2012-02-03	£174,000	LANGDALE, 4 PARK LANE	Semi-detached
2010-10-22	£107,000	8, PARKHEAD PARKHEAD LANE	Terraced
2010-10-15	£159,000	6, PARKHEAD PARKHEAD LANE	Terraced
2010-10-14	£317,000	11 PARK LANE	Detached
2010-04-09	£180,000	4 PARK LANE	Semi-detached
2008-11-21	£430,000	12 PARK LANE	Detached
2008-09-24	£100,000	PARK GRANGE PARKHEAD LANE	Detached
2008-08-22	£160,000	6, PARKHEAD PARKHEAD LANE	Terraced
2006-06-29	£119,950	3 SUNSIDE COTTAGES	Terraced
2005-11-10	£425,000	MULBERRY BARN, 15 PARK HEAD PARKHEAD LANE	Detached
2005-02-04	£263,000	12 PARK LANE	Detached
2004-10-29	£335,000	THE DAIRY BARN, PARK HEAD FARM	Detached
2004-07-23	£96,000	4 SUNSIDE COTTAGES	Terraced
2004-07-09	£130,000	2 SUNSIDE COTTAGES	Flat
2004-06-03	£196,000	1, PARKHEAD	Terraced
2004-05-28	£92,500	7, PARK HEAD PARKHEAD LANE	Terraced
2004-04-08	£95,000	3 SUNSIDE COTTAGES	Terraced

Date	Price	Address	Type
2003-07-10	£152,950	7 PARK LANE	Semi-detached
2003-05-23	£86,000	5, PARKHEAD	Terraced
2003-01-31	£65,950	3, PARKHEAD PARKHEAD LANE	Terraced
2002-09-12	£84,000	1, PARKHEAD	Terraced
2002-04-05	£360,000	RUSBY COTTAGE, PARK HEAD PARKHEAD LANE	Detached
2002-01-25	£55,000	2 SUNSIDE COTTAGES	Flat
2001-03-19	£60,000	5, PARKHEAD	Terraced
2000-12-01	£49,000	8, PARKHEAD PARKHEAD LANE	Terraced
2000-11-10	£185,000	THE DAIRY BARN, PARK HEAD FARM	Detached
2000-06-30	£44,000	4 SUNSIDE COTTAGES	Terraced
2000-02-25	£79,000	6 PARK LANE	Semi-detached
2000-01-27	£200,000	MULBERRY BARN, 15 PARK HEAD PARKHEAD LANE	Detached
1999-03-31	£250,000	SUNSIDE HOUSE	Detached
1998-11-13	£67,000	4 PARK LANE	Semi-detached
1998-07-24	£240,000	SUNSIDE HOUSE	Detached
1998-06-22	£53,000	1, PARKHEAD	Terraced
1998-04-03	£82,000	1 SUNSIDE COTTAGES	Detached
1997-06-18	£21,000	4 SUNSIDE COTTAGES	Terraced
1997-02-21	£95,000	1, PARK HOUSE	Semi-detached
1996-08-30	£44,000	8, PARKHEAD PARKHEAD LANE	Terraced
1995-12-22	£43,500	5, PARKHEAD	Terraced
1995-03-16	£115,000	2, PARK HOUSE	

Date	Price	Address	Type
			Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Birdsedge First School	0.3 mi	Primary	Good (2022)
Cumberworth CofE First School	0.8 mi	Primary	Report card →
Shepley First School	1.0 mi	Primary	Good (2024)
Denby Church of England Voluntary Aided First School	1.7 mi	Primary	Report card →
Shelley First School	1.8 mi	Primary	Good (2023)
Shelley College, A Share Academy	2.1 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: SHEPLEY PRIMARY CARE LIMITED (1.2 mi) · SKELMANTHORPE FAMILY DOCTORS (2.5 mi) · KIRKBURTON HEALTH CENTRE (2.7 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (3.5 mi)

Nearest listed buildings: THE CROWN AND ADJOINING HOUSE (Grade II) (0.0 mi) · BIRDS EDGE MILL (Grade II) (0.2 mi) · 31, CARR HILL ROAD (Grade II) (0.5 mi)

Nearest pharmacies: SHEPLEY PHARMACY (1.2 mi) · DENBY PHARMACY (1.9 mi) · NEW MILL PHARMACY (2.3 mi)

Nearest stations: Shepley (1.3 mi) · Denby Dale (1.5 mi) · Stocksmoor (1.9 mi)

Nearest supermarkets: The Co-operative Food (0.4 mi) · The Co-operative Food (1.1 mi) · Co-op Food (2.5 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 8XW 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 8XW
Average sold price	£298,195	£327,621	£189,695
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%	98%

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8XW
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.

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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 8XW.

[Compare conveyancing quotes →](#)

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