

# Property report — HD8 8YN

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
2025-08-01	£250,000	4 EXLEY GATE	Terraced
2023-11-07	£250,000	WEST VIEW BARN, DRY HILL FARM	Detached
2022-03-23	£240,000	7 DRY HILL LANE	Detached
2020-11-23	£340,000	SOUTH VIEW BARN DRY HILL LANE	Detached
2020-07-20	£200,000	THE STONE BARN DRY HILL LANE	Other
2019-12-06	£175,000	1 EXLEY GATE	Semi-detached
2019-11-28	£174,000	9 DRY HILL LANE	Terraced
2018-04-27	£6,000	3 EXLEY GATE	Other
2016-12-15	£200,000	THE STONE BARN DRY HILL LANE	Other
2013-09-25	£148,500	11 DRY HILL LANE	Terraced
2013-08-27	£295,000	2 EXLEY GATE	Semi-detached
2008-10-21	£250,000	HIGHFIELD FARMHOUSE	Semi-detached
2008-08-29	£154,000	15 DRY HILL LANE	Terraced
2007-02-27	£135,000	11 DRY HILL LANE	Terraced
2002-04-22	£75,500	11 DRY HILL LANE	Terraced
1997-05-23	£51,000	11 DRY HILL LANE	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Denby Dale First and Nursery School</a>	0.8 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Denby Church of England Voluntary Aided 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="#">Scissett Middle School</a>	1.5 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	1.5 mi	Primary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	1.6 mi	Primary	<a href="#">Good (2020)</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:** DEARNE VALLEY HEALTH CENTRE (1.3 mi) · SKELMANTHORPE FAMILY DOCTORS (1.6 mi) · KINGSWELL SURGERY PMS PRACTICE (3.1 mi)

**Nearest listed buildings:** FORMER FARMHOUSE TO TENTER HOUSE FARM IMMEDIATELY WEST OF THE NEW FARMHOUSE (Grade II) (0.2 mi) · BARN IMMEDIATELY TO WEST OF FORMER FARMHOUSE TO TENTER HOUSE FARM (Grade II) (0.2 mi) · MILEPOST 200 YARDS EAST OF JUNCTION WITH DENBY LANE (Grade II) (0.2 mi)

**Nearest pharmacies:** DENBY PHARMACY (0.7 mi) · WELL (1.3 mi) · WELL (1.6 mi)

**Nearest stations:** Denby Dale (1.0 mi) · Shepley (3.0 mi) · Penistone (3.1 mi)

**Nearest supermarkets:** Co-op Food (1.6 mi) · The Co-operative Food (2.8 mi) · Tesco (3.1 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 HD8 8.

## Flood risk

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No modelled flood risk is recorded for HD8 8YN 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 8YN
Average sold price	£298,195	£327,621	£184,000
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%	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 8YN.

[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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