

Property report — HD8 8YW

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
2020-08-12	£251,000	YE OLDE FORGE, PINGLE NOOK	Flat
2016-09-26	£830,000	STOVE END COTTAGE	Detached
2014-10-30	£760,000	STUBBIN HOUSE FARM	Terraced
2008-04-04	£725,000	STUBBIN BARN	Detached
2007-08-17	£700,000	STUBBIN HOUSE FARM	Semi-detached
2007-02-16	£415,000	STUBBIN COTTAGE	Terraced
2004-07-16	£468,000	STOVE END COTTAGE	Detached
1998-07-22	£105,000	COMMON SIDE FARM	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	0.5 mi	Primary	Good (2023)
St Aidan's Church of England Academy	1.1 mi	Primary	Report card ⇒
Denby Church of England Voluntary Aided First School	1.2 mi	Primary	Report card ⇒

School	Distance	Phase	Ofsted
Skelmanthorpe Academy	1.3 mi	Primary	Good (2020)
Scissett Middle School	1.3 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.4 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: DEARNE VALLEY HEALTH CENTRE (1.2 mi) · SKELMANTHORPE FAMILY DOCTORS (1.3 mi) · SHEPLEY PRIMARY CARE LIMITED (3.0 mi)

Nearest listed buildings: MILEPOST OPPOSITE NO 268A (Grade II) (0.2 mi) · FORMER FARMHOUSE TO TENTER HOUSE FARM IMMEDIATELY WEST OF THE NEW FARMHOUSE (Grade II) (0.4 mi) · BARN IMMEDIATELY TO WEST OF FORMER FARMHOUSE TO TENTER HOUSE FARM (Grade II) (0.4 mi)

Nearest pharmacies: DENBY PHARMACY (0.5 mi) · WELL (1.2 mi) · WELL (1.3 mi)

Nearest stations: Denby Dale (0.9 mi) · Shepley (2.8 mi) · Penistone (3.4 mi)

Nearest supermarkets: Co-op Food (1.3 mi) · The Co-operative Food (2.6 mi) · The Co-operative Food (2.9 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 8YW 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 8YW
Average sold price	£298,195	£327,621	£531,750
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%	0%
Superfast broadband	98%	97%	78%

— = 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.

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

[Compare conveyancing quotes →](#)

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