

# Property report — HD8 8QW

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 prices on this postcode

Date	Price	Address	Type
2019-08-23	£265,000	162 BARNSELEY ROAD	

Date	Price	Address	Type
			Semi-detached
2017-09-12	£680,000	WOODROYD LODGE, 150A BARNSELEY ROAD	Detached
2013-03-25	£227,500	156 BARNSELEY ROAD	Semi-detached
2012-09-07	£203,500	158 BARNSELEY ROAD	Semi-detached
2010-08-13	£425,000	148 BARNSELEY ROAD	Detached
2001-05-31	£101,000	166 BARNSELEY ROAD	Detached

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

## Nearest schools

School	Distance	Phase
Denby Church of England Voluntary Aided First School	0.6 mi	Primary
Denby Dale First and Nursery School	0.8 mi	Primary
Cumberworth CofE First School	1.0 mi	Primary
St Aidan's Church of England Academy	1.4 mi	Primary
Birdsedge First School	1.4 mi	Primary
Shelley College, A Share Academy	1.6 mi	Secondary

Straight-line distance from the postcode. Source: Get Information about Schools (DfE).

## Flood risk

No modelled flood risk is recorded for HD8 8QW 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 8QW
Average sold price	£298,195	£327,621	£317,000
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%	17%
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 8QW.

[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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