

Property report — HD8 8XF

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
2022-02-14	£335,000	111 BARNSELEY ROAD	Detached

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

Nearest schools

School	Distance	Phase
Cumberworth CofE First School	0.6 mi	Primary
Denby Church of England Voluntary Aided First School	0.9 mi	Primary
Denby Dale First and Nursery School	1.0 mi	Primary
Birdsedge First School	1.1 mi	Primary
Shelley College, A Share Academy	1.5 mi	Secondary
St Aidan's Church of England Academy	1.5 mi	Primary

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

Flood risk

No modelled flood risk is recorded for HD8 8XF 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 8XF
Average sold price	£298,195	£327,621	£335,000
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%	33%
Superfast broadband	98%	97%	67%

— = 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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