

# Property report — HD8 8GL

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
2024-11-29	£135,000	16 TENTER HILL GARDENS	Terraced

Date	Price	Address	Type
2023-12-07	£379,950	36 TENTER HILL GARDENS	Semi-detached
2023-03-31	£314,950	22 TENTER HILL GARDENS	Semi-detached
2022-12-16	£429,950	1 TENTER HILL GARDENS	Detached
2022-12-16	£364,950	8 TENTER HILL GARDENS	Detached
2022-12-08	£354,950	4 TENTER HILL GARDENS	Detached
2022-11-11	£309,950	24 TENTER HILL GARDENS	Semi-detached
2022-10-17	£370,000	28 TENTER HILL GARDENS	Semi-detached
2022-09-30	£370,000	30 TENTER HILL GARDENS	Semi-detached
2022-09-05	£364,950	6 TENTER HILL GARDENS	Detached
2022-07-21	£624,950	3 TENTER HILL GARDENS	Detached
2022-06-17	£134,000	16 TENTER HILL GARDENS	Terraced
2022-06-14	£134,000	14 TENTER HILL GARDENS	Terraced
2022-06-10	£389,950	2 TENTER HILL GARDENS	Detached
2022-06-10	£136,000	10 TENTER HILL GARDENS	Terraced
2022-06-08	£134,000	18 TENTER HILL GARDENS	Terraced
2022-06-01	£136,000	20 TENTER HILL GARDENS	Terraced
2020-11-12	£1,645,000	18 TENTER HILL GARDENS	Other

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

## Nearest schools

School	Distance	Phase	Ofsted
Shepley First School	0.3 mi	Primary	Good (2024)
Shelley First School	0.7 mi	Primary	Good (2023)
Cumberworth CofE First School	1.0 mi	Primary	—
Birdsedge First School	1.4 mi	Primary	Good (2022)
Shelley College, A Share Academy	1.6 mi	Secondary	—

School	Distance	Phase	Ofsted
Kirkburton CofE (VA) First School	1.6 mi	Primary	—

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

## Flood risk

No modelled flood risk is recorded for HD8 8GL 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 8GL
Average sold price	£298,195	£327,621	£373,808
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

### 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 8GL.

[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.

---

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.