

# Property report — HD8 8SP

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
2026-01-16	£430,000	26 THORPES AVENUE	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2025-02-26	£220,000	9 THORPES AVENUE	Semi-detached
2025-02-17	£236,000	1 THORPES AVENUE	Semi-detached
2024-11-04	£245,000	17 THORPES AVENUE	Semi-detached
2024-07-09	£246,000	42 THORPES AVENUE	Detached
2022-08-05	£179,000	43 THORPES AVENUE	Semi-detached
2022-04-14	£276,000	36 THORPES AVENUE	Detached
2021-03-01	£237,500	16 THORPES AVENUE	Semi-detached
2021-03-01	£179,995	9 THORPES AVENUE	Semi-detached
2020-07-17	£157,000	3 THORPES AVENUE	Semi-detached
2019-08-01	£155,000	25 THORPES AVENUE	Semi-detached
2018-11-08	£245,000	40 THORPES AVENUE	Detached
2018-01-19	£250,000	38 THORPES AVENUE	Detached
2016-08-05	£164,995	29 THORPES AVENUE	Semi-detached
2016-05-20	£116,000	33 THORPES AVENUE	Semi-detached
2016-02-12	£211,500	34 THORPES AVENUE	Detached
2014-06-27	£121,000	8 THORPES AVENUE	Terraced
2013-01-17	£150,000	42 THORPES AVENUE	Detached
2012-05-11	£215,000	14 THORPES AVENUE	Semi-detached
2010-11-12	£205,000	12A THORPES AVENUE	Semi-detached
2009-08-05	£135,000	17 THORPES AVENUE	Semi-detached
2008-10-17	£106,000	3 THORPES AVENUE	Semi-detached
2008-04-30	£165,000	10 THORPES AVENUE	Semi-detached
2007-05-02	£246,000	38 THORPES AVENUE	Detached
2006-12-19	£120,000	47 THORPES AVENUE	Semi-detached
2005-12-01	£165,000	10 THORPES AVENUE	Semi-detached
2005-12-01	£229,500	14A THORPES AVENUE	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2004-07-20	£115,000	10A THORPES AVENUE	Semi-detached
2004-03-26	£158,000	18 THORPES AVENUE	Semi-detached
2003-12-02	£188,500	24 THORPES AVENUE	Detached
2003-07-29	£95,950	10A THORPES AVENUE	Semi-detached
2003-02-20	£176,000	12A THORPES AVENUE	Semi-detached
2003-02-14	£163,400	12 THORPES AVENUE	Semi-detached
2002-12-06	£124,950	19 THORPES AVENUE	Semi-detached
2002-12-03	£173,170	14 THORPES AVENUE	Detached
2002-11-29	£127,950	21 THORPES AVENUE	Detached
2002-10-30	£159,950	14A THORPES AVENUE	Semi-detached
2002-10-11	£79,950	9 THORPES AVENUE	Semi-detached
2002-08-22	£80,000	10A THORPES AVENUE	Semi-detached
2002-08-19	£94,950	10 THORPES AVENUE	Semi-detached
2002-08-01	£60,000	4 THORPES AVENUE	Terraced
2002-06-28	£68,000	49 THORPES AVENUE	Semi-detached
2002-06-25	£71,500	6 THORPES AVENUE	Terraced
2002-06-25	£90,750	8 THORPES AVENUE	Terraced
1999-11-24	£43,000	47 THORPES AVENUE	Semi-detached
1999-08-27	£83,500	16 THORPES AVENUE	Semi-detached
1999-08-11	£47,000	15 THORPES AVENUE	Semi-detached
1996-07-26	£84,000	38 THORPES AVENUE	Detached
1995-11-03	£45,000	23 THORPES AVENUE	Semi-detached

49 recorded sales on HD8 8SP. 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	0.2 mi	Primary	Good (2023)
St Aidan's Church of England Academy	0.8 mi	Primary	—
Skelmanthorpe Academy	1.0 mi	Primary	Good (2020)
Scissett Middle School	1.2 mi	Middle deemed secondary	Good (2019)
Shelley College, A Share Academy	1.3 mi	Secondary	—
Denby Church of England Voluntary Aided First School	1.3 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 8SP 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 8SP
Average sold price	£298,195	£327,621	£157,898
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%

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8SP
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 8SP.

[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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