

Property report — HD8 8TD

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
2026-01-26	£352,000	39 KENYON BANK	Detached

Date	Price	Address	Type
2021-08-31	£290,000	33 KENYON BANK	Detached
2021-05-04	£212,000	7 KENYON BANK	Terraced
2019-11-08	£275,000	27 KENYON BANK	Detached
2014-05-07	£169,950	1 KENYON BANK	Semi-detached
2014-04-17	£210,000	23 KENYON BANK	Detached
2013-08-15	£203,500	25 KENYON BANK	Detached
2013-08-15	£223,000	27 KENYON BANK	Detached
2012-05-18	£160,000	7 KENYON BANK	Terraced
2012-04-16	£165,000	1 KENYON BANK	Semi-detached
2011-09-12	£235,000	29 KENYON BANK	Detached
2011-07-22	£210,000	35 KENYON BANK	Detached
2010-02-18	£221,500	21 KENYON BANK	Detached
2008-05-15	£168,000	1 KENYON BANK	Semi-detached
2008-02-22	£207,000	23 KENYON BANK	Detached
2007-11-01	£247,500	31 KENYON BANK	Detached
2006-11-24	£218,000	27 KENYON BANK	Detached
2006-10-27	£180,500	17 KENYON BANK	Detached
2006-04-13	£203,000	33 KENYON BANK	Detached
2004-02-24	£133,000	1 KENYON BANK	Semi-detached
2003-10-24	£171,950	25 KENYON BANK	Detached
2003-09-29	£134,000	7 KENYON BANK	Semi-detached
2003-08-28	£195,000	39 KENYON BANK	Detached
2002-08-21	£130,000	23 KENYON BANK	Detached
2000-06-30	£67,995	1 KENYON BANK	Semi-detached
2000-06-30	£67,995	3 KENYON BANK	Semi-detached
2000-04-28	£109,995	21 KENYON BANK	Detached

Date	Price	Address	Type
2000-04-20	£104,995	19 KENYON BANK	Detached
2000-04-14	£99,995	35 KENYON BANK	Detached
2000-04-03	£99,995	37 KENYON BANK	Detached
2000-02-18	£84,995	23 KENYON BANK	Detached
1999-12-20	£94,995	17 KENYON BANK	Detached
1999-12-10	£109,995	39 KENYON BANK	Detached
1999-10-22	£124,995	29 KENYON BANK	Detached
1999-08-27	£94,995	27 KENYON BANK	Detached
1999-06-30	£97,995	15 KENYON BANK	Detached
1999-06-18	£94,995	11 KENYON BANK	Detached
1999-05-28	£77,995	7 KENYON BANK	Semi-detached
1999-05-21	£79,995	5 KENYON BANK	Detached
1999-05-07	£65,995	9 KENYON BANK	Semi-detached
1999-05-07	£110,995	31 KENYON BANK	Detached
1999-04-30	£86,995	33 KENYON BANK	Detached
1999-04-30	£84,995	25 KENYON BANK	Detached

43 recorded sales on HD8 8TD. 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	0.6 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	0.7 mi	Primary	—
Cumberworth CofE First School	1.2 mi	Primary	—
St Aidan's Church of England Academy	1.3 mi	Primary	—

School	Distance	Phase	Ofsted
Shelley College, A Share Academy	1.5 mi	Secondary	—
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)

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 8TD 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 8TD
Average sold price	£298,195	£327,621	£155,251
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 8TD.

[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.