

# Property report — HD8 8TN

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-price trend (1995-2026)



Average sold price in sector HD8 8 by year, 1995-2026 (latest £285,238). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2026-03-09	£218,000	7 CLAY DELF	Terraced
2025-11-28	£205,000	4 CLAY DELF	Semi-detached
2024-10-04	£270,000	38 CLAY DELF	Terraced
2023-11-30	£200,000	7 CLAY DELF	Terraced
2023-08-11	£200,000	8 CLAY DELF	Terraced
2023-03-09	£295,000	30 CLAY DELF	Terraced
2022-12-16	£360,000	26 CLAY DELF	Terraced
2022-11-25	£190,000	4 CLAY DELF	Semi-detached
2022-02-08	£200,000	7 CLAY DELF	Terraced
2021-07-23	£275,000	32 CLAY DELF	Terraced
2021-06-30	£171,000	4 CLAY DELF	Semi-detached
2021-01-15	£260,000	18 CLAY DELF	Terraced
2019-10-04	£225,000	16 CLAY DELF	Terraced
2018-11-30	£167,500	10 CLAY DELF	Terraced
2018-04-27	£175,000	3 CLAY DELF	Terraced
2017-05-04	£240,000	18 CLAY DELF	Terraced
2016-12-09	£217,000	26 CLAY DELF	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2015-05-01	£145,000	7 CLAY DELF	Terraced
2014-12-12	£195,500	22 CLAY DELF	Terraced
2014-11-12	£167,500	12 CLAY DELF	Terraced
2010-04-29	£170,000	3 CLAY DELF	Terraced
2010-04-23	£155,000	5 CLAY DELF	Terraced
2010-04-16	£165,000	9 CLAY DELF	Terraced
2009-12-04	£174,999	1 CLAY DELF	Semi-detached
2009-07-03	£160,000	2 CLAY DELF	Detached
2007-10-30	£240,000	38 CLAY DELF	Terraced
2007-09-27	£250,000	40 CLAY DELF	Semi-detached
2007-08-30	£168,500	10 CLAY DELF	Terraced
2007-08-23	£240,000	36 CLAY DELF	Terraced
2007-07-31	£245,000	34 CLAY DELF	Terraced
2007-06-22	£235,000	32 CLAY DELF	Terraced
2007-06-21	£230,000	30 CLAY DELF	Terraced
2007-06-01	£238,000	28 CLAY DELF	Terraced
2007-03-23	£225,000	24 CLAY DELF	Terraced
2007-03-09	£225,000	22 CLAY DELF	Terraced
2007-02-23	£230,000	20 CLAY DELF	Semi-detached
2007-02-05	£220,000	16 CLAY DELF	Terraced
2006-12-15	£232,500	18 CLAY DELF	Terraced
2006-12-12	£161,000	6 CLAY DELF	Terraced
2006-11-29	£225,000	14 CLAY DELF	Terraced
2006-11-28	£180,000	12 CLAY DELF	Semi-detached
2006-10-25	£152,500	6 CLAY DELF	Terraced
2006-10-23	£157,500	8 CLAY DELF	Terraced

Date	Price	Address	Type
2006-09-10	£157,500	4 CLAY DELF	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Denby Dale First and Nursery School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Cumberworth CofE First School</a>	0.9 mi	Primary	<a href="#">Report card</a> →
<a href="#">Denby Church of England Voluntary Aided First School</a>	1.0 mi	Primary	<a href="#">Report card</a> →
<a href="#">St Aidan's Church of England Academy</a>	1.1 mi	Primary	<a href="#">Report card</a> →
<a href="#">Shelley College, A Share Academy</a>	1.2 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	1.4 mi	Primary	<a href="#">Good (2020)</a>

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

## What's nearby

**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (1.2 mi) · DEARNE VALLEY HEALTH CENTRE (1.8 mi) · SHEPLEY PRIMARY CARE LIMITED (2.1 mi)

**Nearest listed buildings:** DENBY DALE RAILWAY VIADUCT (Grade II) (0.3 mi) · DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.3 mi) · 3 STOREY MILL BUILDING AT HARTCLIFFE MILLS IMMEDIATELY EAST RESERVOIR (Grade II) (0.3 mi)

**Nearest pharmacies:** DENBY PHARMACY (0.4 mi) · WELL (1.2 mi) · WELL (1.8 mi)

**Nearest stations:** Denby Dale (0.2 mi) · Shepley (2.0 mi) · Stocksmoor (2.8 mi)

**Nearest supermarkets:** Co-op Food (1.2 mi) · The Co-operative Food (1.7 mi) · The Co-operative Food (2.0 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

## Who lives here

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Median age

48

One-person households

25%

Households with children

28%

Households

7,652

Owned 82% · Social rent 4% · Private rent 13%

Census 2021 (ONS), for the HD8 8 area.

## Flood risk

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No modelled flood risk is recorded for HD8 8TN 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?

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Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8TN
Average sold price	£298,195	£327,621	£209,409
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

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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 8TN.

[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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