

Property report — HD8 8TT

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

Sold prices on this postcode

Date	Price	Address	Type
2024-01-18	£184,000	2 GARDEN TERRACE	Terraced
2020-11-11	£170,000	4 GARDEN TERRACE	Terraced
2019-07-30	£106,000	2 GARDEN TERRACE	Terraced
2019-02-25	£160,000	3 GARDEN TERRACE	Terraced
2018-01-31	£155,000	9 GARDEN TERRACE	Terraced
2015-04-24	£145,000	6 GARDEN TERRACE	Terraced
2012-10-05	£140,500	9 GARDEN TERRACE	Terraced
2010-10-11	£132,500	3 GARDEN TERRACE	Terraced
2010-09-14	£125,000	7 GARDEN TERRACE	Terraced
2010-07-05	£110,500	1 GARDEN TERRACE	Terraced
2005-01-17	£113,500	9 GARDEN TERRACE	Terraced
2003-07-28	£85,000	7 GARDEN TERRACE	Terraced
2003-01-24	£62,500	6 GARDEN TERRACE	Semi-detached
2002-05-01	£64,950	7 GARDEN TERRACE	Terraced
1999-06-10	£49,500	4 GARDEN TERRACE	Terraced
1998-05-29	£32,000	8 GARDEN TERRACE	Terraced
1997-10-21	£46,000	7 GARDEN TERRACE	Terraced
1997-09-22	£45,000	1 GARDEN TERRACE	Terraced

Date	Price	Address	Type
1997-05-16	£47,500	4 GARDEN TERRACE	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Denby Church of England Voluntary Aided First School	0.6 mi	Primary	Report card →
Denby Dale First and Nursery School	0.7 mi	Primary	Good (2023)
Cumberworth CofE First School	1.2 mi	Primary	Report card →
St Aidan's Church of England Academy	1.4 mi	Primary	Report card →
Birdsedge First School	1.6 mi	Primary	Good (2022)
Shelley College, A Share Academy	1.6 mi	Secondary	Report card →

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 (1.6 mi) · DEARNE VALLEY HEALTH CENTRE (1.9 mi) · SHEPLEY PRIMARY CARE LIMITED (2.6 mi)

Nearest listed buildings: MILESTONE AT BASE OF VIADUCT (Grade II) (0.1 mi) · DENBY DALE RAILWAY VIADUCT (Grade II) (0.3 mi) · DENBY DALE WESLEYAN METHODIST CHURCH (Grade II) (0.4 mi)

Nearest pharmacies: DENBY PHARMACY (0.4 mi) · WELL (1.6 mi) · WELL (1.9 mi)

Nearest stations: Denby Dale (0.4 mi) · Shepley (2.4 mi) · Stocksmoor (3.2 mi)

Nearest supermarkets: Co-op Food (1.6 mi) · The Co-operative Food (2.0 mi) · The Co-operative Food (2.4 mi)

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

Who lives here

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 HD8 8.

Flood risk

No modelled flood risk is recorded for HD8 8TT 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 8TT
Average sold price	£298,195	£327,621	£103,918
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%	10%
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.

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[Compare conveyancing quotes →](#)

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