

Property report — HD8 8TX

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
2024-06-06	£370,000	1 DRY HILL LANE	Detached

Date	Price	Address	Type
2021-10-15	£535,000	3 DRY HILL LANE	Detached
2020-04-24	£900,000	231 BARNSELEY ROAD	Other
2016-04-29	£340,000	231 BARNSELEY ROAD	Other
2015-11-30	£340,500	3 DRY HILL LANE	Detached
2014-09-24	£197,500	1 DRY HILL LANE	Detached
2013-08-22	£800,000	DENBY HOUSE, 31 MILLER HILL	Detached
2006-07-20	£398,000	3 DRY HILL LANE	Detached
1998-11-13	£110,000	3 DRY HILL LANE	Detached

9 recorded sales on HD8 8TX. 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	0.8 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	1.0 mi	Primary	—
St Aidan's Church of England Academy	1.5 mi	Primary	—
Skelmanthorpe Academy	1.7 mi	Primary	Good (2020)
Scissett Middle School	1.7 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.7 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 8TX 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 8TX
Average sold price	£298,195	£327,621	£443,444
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.

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