

Property report — HD8 8TY

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)



Annual **average (mean)** sold price in HD8 8, 1995-2026 (latest £285,238). Hover a point to read its value.
Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2024-01-12	£335,000	24 LOWER DENBY LANE	Other
2022-12-02	£180,000	52 LOWER DENBY LANE	Terraced
2022-09-30	£200,000	48 LOWER DENBY LANE	Terraced
2021-01-05	£145,000	50 LOWER DENBY LANE	Terraced
2020-08-14	£140,000	56 LOWER DENBY LANE	Terraced
2020-06-12	£285,000	58 LOWER DENBY LANE	Detached
2019-01-11	£200,000	22 LOWER DENBY LANE	Terraced
2018-09-17	£415,000	42 LOWER DENBY LANE	Detached
2017-12-21	£125,000	52 LOWER DENBY LANE	Terraced
2015-12-17	£136,750	48 LOWER DENBY LANE	Terraced
2014-12-10	£170,000	22 LOWER DENBY LANE	Terraced
2009-04-23	£250,000	20 LOWER DENBY LANE	Terraced
2008-07-11	£150,000	48 LOWER DENBY LANE	Terraced
2006-11-10	£196,000	22 LOWER DENBY LANE	Terraced
2004-11-15	£450,000	40 LOWER DENBY LANE	Detached
2004-07-30	£249,999	18 LOWER DENBY LANE	Semi-detached
2004-03-12	£320,000	80 LOWER DENBY LANE	Detached

Date	Price	Address	Type
2003-02-14	£60,000	52 LOWER DENBY LANE	Terraced
2002-07-03	£200,000	80 LOWER DENBY LANE	Detached
2002-06-20	£91,500	20 LOWER DENBY LANE	Terraced
2001-10-02	£62,000	22 LOWER DENBY LANE	Terraced
2001-04-11	£68,500	18 LOWER DENBY LANE	Semi-detached
2001-03-30	£79,950	46 LOWER DENBY LANE	Semi-detached
1998-04-24	£35,750	52 LOWER DENBY LANE	Terraced
1996-09-06	£66,000	46 LOWER DENBY LANE	Semi-detached

25 recorded sales on HD8 8TY. 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	0.8 mi	Primary	Report card ⇒
Denby Dale First and Nursery School	1.0 mi	Primary	Good (2023)
St Aidan's Church of England Academy	1.7 mi	Primary	Report card ⇒
Cumberworth CofE First School	1.8 mi	Primary	Report card ⇒
Skelmanthorpe Academy	1.9 mi	Primary	Good (2020)
Scissett Middle School	1.9 mi	Middle deemed secondary	Good (2019)

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: DEARNE VALLEY HEALTH CENTRE (1.8 mi) · SKELMANTHORPE FAMILY DOCTORS (1.9 mi) · KINGSWELL SURGERY PMS PRACTICE (2.8 mi)

Nearest listed buildings: 18 20 AND 22, LOWER DENBY LANE (Grade II) (0.1 mi) · BARN IMMEDIATELY TO WEST OF FORMER FARMHOUSE TO TENTER HOUSE FARM (Grade II) (0.3 mi) · FORMER FARMHOUSE TO TENTER HOUSE FARM IMMEDIATELY WEST OF THE NEW FARMHOUSE (Grade II) (0.3 mi)

Nearest pharmacies: DENBY PHARMACY (0.7 mi) · WELL (1.8 mi) · WELL (1.9 mi)

Nearest stations: Denby Dale (1.0 mi) · Penistone (2.8 mi) · Shepley (3.0 mi)

Nearest supermarkets: Co-op Food (1.9 mi) · The Co-operative Food (2.6 mi) · Tesco (2.7 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.

Recorded crime trend



Recorded crimes per month in HD8 8 (May 24–Apr 26, average 20/month). Hover a point to read the count.
Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD8 8TY 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 8TY
Average sold price	£298,195	£327,621	£184,458
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 8TY.

[Compare conveyancing quotes →](#)

Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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