

Property report — HD8 8TZ

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
2023-09-29	£880,000	103 DENBY LANE	Detached

Date	Price	Address	Type
2023-08-18	£320,000	1, LOW FOLD COURT DENBY LANE	Terraced
2023-01-30	£1,270,000	99 DENBY LANE	Detached
2022-02-18	£750,000	LOW FOLD HOUSE, 98 DENBY LANE	Detached
2018-08-03	£270,000	1, LOW FOLD COURT DENBY LANE	Terraced
2017-04-07	£365,000	8, LOW FOLD COURT DENBY LANE	Detached
2015-10-02	£865,000	99 DENBY LANE	Detached
2015-05-27	£435,000	98 DENBY LANE	Detached
2015-04-16	£630,000	TOLL HOUSE, 87 DENBY LANE	Terraced
2012-10-30	£215,000	1, LOW FOLD COURT DENBY LANE	Terraced
2012-07-10	£470,000	103 DENBY LANE	Detached
2008-09-15	£1,250,000	99 DENBY LANE	Detached
2007-08-24	£1,150,000	99 DENBY LANE	Detached
2006-03-10	£615,000	97 DENBY LANE	Detached
2004-01-06	£425,000	103 DENBY LANE	Detached
2003-12-18	£830,000	99 DENBY LANE	Detached
2003-06-27	£169,950	1, LOW FOLD COURT DENBY LANE	Detached
2002-10-31	£159,950	5, LOW FOLD COURT DENBY LANE	Terraced
2002-09-06	£106,500	3, LOW FOLD COURT DENBY LANE	Terraced
2002-06-05	£216,950	93 DENBY LANE	Detached
2002-03-21	£208,950	95 DENBY LANE	Detached
2000-03-16	£145,000	91 DENBY LANE	Semi-detached
2000-01-07	£78,000	3, LOW FOLD COURT DENBY LANE	Terraced
1999-12-17	£235,000	89 DENBY LANE	Detached
1999-10-15	£165,000	95 DENBY LANE	Detached
1999-09-17	£156,500	93 DENBY LANE	Detached
1999-06-30	£79,000	4, LOW FOLD COURT DENBY LANE	Terraced

Date	Price	Address	Type
1999-05-14	£245,000	97 DENBY LANE	Detached
1999-01-05	£400,000	99 DENBY LANE	Detached
1998-11-20	£86,000	1, LOW FOLD COURT DENBY LANE	Detached
1996-12-13	£75,600	7, LOW FOLD COURT DENBY LANE	Terraced

31 recorded sales on HD8 8TZ. 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	0.3 mi	Primary	—
Denby Dale First and Nursery School	1.1 mi	Primary	Good (2023)
Cumberworth CofE First School	1.5 mi	Primary	—
Birdsedge First School	1.8 mi	Primary	Good (2022)
St Aidan's Church of England Academy	1.8 mi	Primary	—
Skelmanthorpe Academy	2.1 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 8TZ 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 8TZ
Average sold price	£298,195	£327,621	£427,981

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8TZ
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8TZ.

[Compare conveyancing quotes →](#)

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