

Property report — HD8 8UN

Open-data due diligence for HD8 8UN and the area around it.

HD8 8UN in brief: 42 recorded sales (£41,000–£905,000) · no modelled flood risk · 6 schools nearby.

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 8UN** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 8** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

£327,621

SECTOR HD8 8 · 203 sales

POPULATION

18,055

SECTOR HD8 8

CRIMES RECORDED

11

SECTOR HD8 8 · Apr 26

SCHOOLS

7

SECTOR HD8 8

FLOOD RISK

None modelled

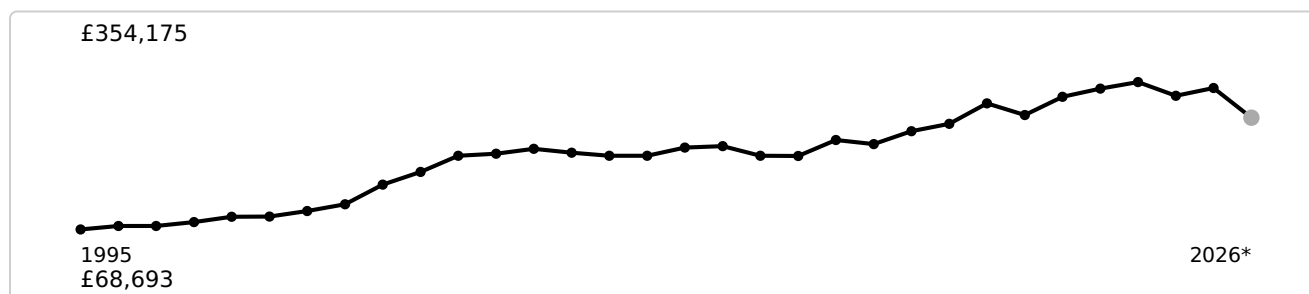
THIS POSTCODE

GIGABIT BROADBAND

88%

SECTOR HD8 8 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD8 8, 1995-2026. **2026 is a part year** (41 sales so far) — shown greyed. Hover a point to read its value. Source: HM Land Registry Price Paid.

Sold prices on this postcode























Date	Price	Address	Type
2025-08-28	£905,000	164 DENBY LANE	Detached
2023-04-25	£625,000	150 DENBY LANE	Detached
2022-10-28	£550,000	156 DENBY LANE	Detached
2022-07-22	£660,000	151 DENBY LANE	Detached
2020-02-21	£445,000	1 GUNTHWAITE TOP	Terraced
2019-10-09	£337,500	156 DENBY LANE	Detached
2019-02-08	£260,000	159 DENBY LANE	Detached
2018-12-13	£375,000	138 DENBY LANE	Detached
2018-07-06	£455,000	CHURCH HOUSE, 154 DENBY LANE	Semi-detached
2018-07-05	£445,000	151 DENBY LANE	Detached
2018-05-18	£470,000	6 GUNTHWAITE TOP	Detached
2018-05-11	£395,000	OAK TREE LODGE, 157 DENBY LANE	Detached
2016-04-08	£525,000	SOUTH DALE HOUSE DENBY LANE	Detached
2016-03-30	£233,000	169 DENBY LANE	Detached
2015-07-29	£365,000	CHURCH HOUSE, 154 DENBY LANE	Semi-detached
2014-07-11	£200,000	158 DENBY LANE	Detached

Date	Price	Address	Type
2014-01-31	£224,000	129 DENBY LANE	Detached
2012-10-26	£333,500	164 DENBY LANE	Detached
2012-09-13	£380,000	157A DENBY LANE	Detached
2011-09-30	£225,000	4 GUNTHWAITE TOP	Terraced
2011-06-07	£350,000	1 GUNTHWAITE TOP	Terraced
2011-03-25	£262,500	3 GUNTHWAITE TOP	Terraced
2009-04-23	£301,000	151 DENBY LANE	Detached
2007-02-27	£320,000	5 GUNTHWAITE TOP	Terraced
2006-07-11	£355,000	142 DENBY LANE	Detached
2006-02-10	£225,000	3 GUNTHWAITE TOP	Terraced
2005-04-29	£328,000	131 DENBY LANE	Detached
2003-11-21	£178,000	3 GUNTHWAITE TOP	Terraced
2003-11-05	£249,950	157 DENBY LANE	Detached
2003-06-28	£180,000	146 DENBY LANE	Detached
2003-05-30	£249,950	1 GUNTHWAITE TOP	Semi-detached
2002-05-09	£146,000	125 DENBY LANE	Detached
2001-10-05	£123,000	3 GUNTHWAITE TOP	Terraced
2001-04-04	£125,000	157 DENBY LANE	Detached
2001-02-23	£186,500	142 DENBY LANE	Detached
2001-02-08	£278,000	153 DENBY LANE	Detached
1997-06-16	£55,000	4 GUNTHWAITE TOP	Terraced
1997-02-24	£115,000	140 DENBY LANE	Detached
1996-07-17	£90,000	127 DENBY LANE	Detached
1996-06-28	£41,000	THE COTTAGE, GUNTHWAITE TOP FARM DENBY LANE	Semi-detached

Date	Price	Address	Type
1996-05-31	£53,000	154 DENBY LANE	Semi-detached
1995-05-31	£145,000	142 DENBY LANE	Detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
164 Denby Lane, HUDDERSFIELD			165 m ²	Detached bungalow	2025
4 Gunthwaite Top, HUDDERSFIELD			54 m ²	End-terrace house	2023
152 Denby Lane, HUDDERSFIELD			156 m ²	Detached house	2023
150 Denby Lane, HUDDERSFIELD			102 m ²	Detached house	2023
156 Denby Lane, HUDDERSFIELD			115 m ²	Detached bungalow	2022
7, Gunthwaite Top, HUDDERSFIELD			133 m ²	Detached house	2020
Gunthwaite Top Farm, HUDDERSFIELD			159 m ²	Semi-detached house	2019
156, Denby Lane, HUDDERSFIELD			89 m ²	Detached bungalow	2019
159, Denby Lane, HUDDERSFIELD			64 m ²	Detached bungalow	2018
138, Denby Lane, HUDDERSFIELD			148 m ²	Detached house	2018
6, Gunthwaite Top, HUDDERSFIELD			127 m ²	Detached house	2018

Address	EPC	Potential	Floor area	Type	Assessed
151, Denby Lane, HUDDERSFIELD	C	C	182 m ²	Detached house	2017

12 certificates for HD8 8UN. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

Nearest schools

School	Distance	Phase	Ofsted
Denby Church of England Voluntary Aided First School	0.1 mi	Primary	Report card →
Denby Dale First and Nursery School	1.4 mi	Primary	Good (2023)
Cumberworth CofE First School	1.5 mi	Primary	Report card →
Birdsedge First School	1.6 mi	Primary	Good (2022)
St Aidan's Church of England Academy	2.0 mi	Primary	Report card →
Penistone Grammar School	2.1 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 (2.2 mi) · DEARNE VALLEY HEALTH CENTRE (2.4 mi) · KINGSWELL SURGERY PMS PRACTICE (2.7 mi)

Nearest listed buildings: CHURCH OF ST JOHN (Grade II) (0.0 mi) · MANOR FARM (Grade II) (0.2 mi) · ROCK HOUSE (Grade II) (0.2 mi)

Nearest pharmacies: DENBY PHARMACY (1.0 mi) · WELL (2.2 mi) · WELL (2.4 mi)

Nearest stations: Denby Dale (0.9 mi) · Shepley (2.7 mi) · Penistone (2.8 mi)

Nearest supermarkets: The Co-operative Food (2.2 mi) · Co-op Food (2.2 mi) · Tesco (2.6 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 8UN in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8UN
Average sold price	£298,195	£327,621	£303,926

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8UN
Population	44,677	18,055	—
Deprivation decile (1 = most deprived)	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 8UN.

[Compare conveyancing quotes →](#)

Compare removals quotes

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

[Compare removals quotes →](#)

We may earn a referral fee if you use our conveyancing or removals links. It never changes your price, and you are always free to choose your own provider.

Report generated 28 June 2026. Open data is refreshed periodically; HM Land Registry Price Paid typically lags by around two months, so the most recent sales may not appear yet.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.