

# Property report — HD8 8US

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
2021-12-17	£125,000	23 BANK LANE	Terraced

Date	Price	Address	Type
2021-06-11	£152,000	21 BANK LANE	Terraced
2015-09-25	£83,000	23 BANK LANE	Terraced
2013-04-05	£111,000	21 BANK LANE	Terraced
2003-01-27	£70,500	25 - 27 BANK LANE	Detached
1999-12-23	£75,000	19 BANK LANE	Detached
1996-12-09	£33,000	21 BANK LANE	Terraced

7 recorded sales on HD8 8US. 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	0.2 mi	Primary	—
Denby Dale First and Nursery School	1.2 mi	Primary	Good (2023)
Cumberworth CofE First School	1.4 mi	Primary	—
Birdsedge First School	1.6 mi	Primary	Good (2022)
St Aidan's Church of England Academy	1.9 mi	Primary	—
Shelley College, A Share Academy	2.1 mi	Secondary	—

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 8US 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 8US
Average sold price	£298,195	£327,621	£92,786
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 8US.

[Compare conveyancing quotes →](#)

We may earn a referral fee if you instruct a conveyancer through this link. It never changes your price, and you are always free to choose your own.

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