

# Property report — HD8 8SZ

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
2026-02-18	£180,000	210 WAKEFIELD ROAD	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2025-12-10	£175,000	231 WAKEFIELD ROAD	Terraced
2025-11-07	£260,000	213 WAKEFIELD ROAD	Terraced
2025-08-29	£169,500	239 WAKEFIELD ROAD	Terraced
2025-06-13	£617,000	HEN PERCH FARM WAKEFIELD ROAD	Other
2025-05-16	£212,015	HEN PERCH FARM WAKEFIELD ROAD	Other
2024-08-01	£143,000	225 WAKEFIELD ROAD	Terraced
2024-07-19	£142,500	218 WAKEFIELD ROAD	Terraced
2024-02-23	£238,000	213 WAKEFIELD ROAD	Terraced
2023-05-26	£171,000	239 WAKEFIELD ROAD	Terraced
2022-11-25	£397,850	249 WAKEFIELD ROAD	Terraced
2022-09-30	£160,000	243 WAKEFIELD ROAD	Terraced
2022-05-06	£160,000	229 WAKEFIELD ROAD	Terraced
2021-06-18	£126,000	212 WAKEFIELD ROAD	Terraced
2021-06-11	£145,000	239 WAKEFIELD ROAD	Terraced
2021-02-23	£162,000	194 WAKEFIELD ROAD	Terraced
2020-12-18	£140,000	196 WAKEFIELD ROAD	Terraced
2020-03-20	£96,000	218 WAKEFIELD ROAD	Terraced
2019-08-02	£123,000	214 WAKEFIELD ROAD	Terraced
2019-04-12	£130,000	200 WAKEFIELD ROAD	Terraced
2019-03-26	£123,000	188 WAKEFIELD ROAD	Other
2016-11-04	£140,000	196 WAKEFIELD ROAD	Terraced
2016-11-01	£130,000	212 WAKEFIELD ROAD	Terraced
2016-09-16	£119,950	214 WAKEFIELD ROAD	Terraced
2016-09-02	£125,000	190 WAKEFIELD ROAD	Terraced
2016-08-26	£141,000	217 WAKEFIELD ROAD	Terraced
2015-11-18	£160,000	213 WAKEFIELD ROAD	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2014-04-10	£93,000	212 WAKEFIELD ROAD	Terraced
2014-02-07	£104,950	216 WAKEFIELD ROAD	Terraced
2013-10-11	£76,000	204 WAKEFIELD ROAD	Terraced
2012-12-14	£72,000	212 WAKEFIELD ROAD	Terraced
2012-12-07	£405,750	251 WAKEFIELD ROAD	Detached
2012-11-05	£174,000	249 WAKEFIELD ROAD	Terraced
2012-11-05	£134,950	223 WAKEFIELD ROAD	Terraced
2011-11-04	£125,000	196 WAKEFIELD ROAD	Terraced
2011-08-12	£115,000	216 WAKEFIELD ROAD	Terraced
2010-12-23	£96,000	200 WAKEFIELD ROAD	Terraced
2009-10-19	£104,000	237 WAKEFIELD ROAD	Semi-detached
2009-05-22	£100,000	204 WAKEFIELD ROAD	Terraced
2009-01-15	£100,000	204 WAKEFIELD ROAD	Terraced
2008-12-12	£100,000	204 WAKEFIELD ROAD	Terraced
2008-08-28	£79,000	204 WAKEFIELD ROAD	Terraced
2007-11-30	£108,000	210 WAKEFIELD ROAD	Terraced
2007-11-23	£580,000	211 WAKEFIELD ROAD	Detached
2007-11-15	£105,000	216 WAKEFIELD ROAD	Terraced
2007-04-30	£129,000	219 WAKEFIELD ROAD	Terraced
2006-10-20	£123,000	243 WAKEFIELD ROAD	Terraced
2005-09-23	£100,000	188 WAKEFIELD ROAD	Detached
2005-07-15	£115,000	194 WAKEFIELD ROAD	Terraced
2005-06-29	£167,500	213 WAKEFIELD ROAD	Terraced
2005-02-11	£99,000	212 WAKEFIELD ROAD	Semi-detached
2005-01-28	£80,000	214 WAKEFIELD ROAD	Terraced
2004-03-31	£76,500	214 WAKEFIELD ROAD	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2003-11-05	£78,000	196 WAKEFIELD ROAD	Terraced
2003-08-08	£69,950	219 WAKEFIELD ROAD	Terraced
2003-05-28	£90,000	188 WAKEFIELD ROAD	Detached
2002-11-29	£56,950	214 WAKEFIELD ROAD	Terraced
2002-08-30	£67,000	235 WAKEFIELD ROAD	Terraced
2002-04-26	£68,000	213 WAKEFIELD ROAD	Terraced
2002-03-06	£59,500	217 WAKEFIELD ROAD	Terraced
2002-02-18	£59,000	231 WAKEFIELD ROAD	Terraced
2001-07-06	£58,000	245 WAKEFIELD ROAD	Terraced
2001-06-15	£42,500	222 WAKEFIELD ROAD	Terraced
2001-05-25	£51,000	243 WAKEFIELD ROAD	Terraced
2001-03-21	£37,000	198 WAKEFIELD ROAD	Terraced
2000-09-15	£45,000	218 WAKEFIELD ROAD	Terraced
2000-07-28	£49,500	192 WAKEFIELD ROAD	Terraced
2000-04-28	£50,000	243 WAKEFIELD ROAD	Terraced
2000-03-01	£23,500	245 WAKEFIELD ROAD	Terraced
2000-02-25	£44,500	196 WAKEFIELD ROAD	Terraced
1999-09-10	£36,000	210 WAKEFIELD ROAD	Terraced
1999-08-23	£29,000	243 WAKEFIELD ROAD	Terraced
1999-06-17	£41,000	216 WAKEFIELD ROAD	Terraced
1999-05-07	£24,950	224 WAKEFIELD ROAD	Terraced
1998-12-18	£48,950	227 WAKEFIELD ROAD	Terraced
1998-06-26	£42,000	247 WAKEFIELD ROAD	Semi-detached
1997-08-29	£22,000	231 WAKEFIELD ROAD	Terraced
1997-07-31	£38,000	212 WAKEFIELD ROAD	Semi-detached
1997-02-13	£50,000	251 WAKEFIELD ROAD	Detached

Date	Price	Address	Type
1997-01-31	£35,000	217 WAKEFIELD ROAD	Terraced
1996-12-04	£36,000	227 WAKEFIELD ROAD	Terraced
1995-10-27	£47,500	192 WAKEFIELD ROAD	Terraced
1995-10-19	£39,950	226 WAKEFIELD ROAD	Terraced

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

## Nearest schools

School	Distance	Phase
Denby Dale First and Nursery School	0.6 mi	Primary
St Aidan's Church of England Academy	0.7 mi	Primary
Scissett Middle School	0.8 mi	Middle deemed secondary
Skelmanthorpe Academy	0.8 mi	Primary
Scissett Church of England Academy	0.9 mi	Primary
Shelley College, A Share Academy	1.3 mi	Secondary

Straight-line distance from the postcode. Source: Get Information about Schools (DfE).

## Flood risk

No modelled flood risk is recorded for HD8 8SZ 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 8SZ
Average sold price	£298,195	£327,621	£119,147
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8SZ
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	98%
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 8SZ.

[Compare conveyancing quotes →](#)

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