

Property report — HD8 8TQ

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 |
|------------|----------|---------------|----------|
| 2015-09-04 | £184,000 | 5 THE MEADOWS | Detached |

| Date | Price | Address | Type |
|------------|----------|----------------|---------------|
| 2014-12-19 | £231,250 | 2 THE MEADOWS | Detached |
| 2014-02-14 | £282,000 | 3 THE MEADOWS | Detached |
| 2012-10-05 | £120,000 | 5 THE MEADOWS | Detached |
| 2010-07-30 | £144,950 | 10 THE MEADOWS | Detached |
| 2006-11-10 | £153,000 | 9 THE MEADOWS | Semi-detached |
| 2006-09-29 | £223,000 | 6 THE MEADOWS | Detached |
| 2004-09-21 | £159,950 | 7 THE MEADOWS | Detached |
| 2002-07-26 | £79,000 | 11 THE MEADOWS | Semi-detached |
| 2002-06-07 | £90,000 | 7 THE MEADOWS | Detached |
| 2000-04-26 | £105,000 | 2 THE MEADOWS | Detached |
| 1998-10-23 | £67,750 | 12 THE MEADOWS | Detached |
| 1995-01-13 | £50,000 | 11 THE MEADOWS | Semi-detached |

13 recorded sales on HD8 8TQ. 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 |
| Denby Church of England Voluntary Aided First School | 0.8 mi | Primary |
| Cumberworth CofE First School | 1.2 mi | Primary |
| St Aidan's Church of England Academy | 1.2 mi | Primary |
| Shelley College, A Share Academy | 1.5 mi | Secondary |
| Skelmanthorpe Academy | 1.5 mi | Primary |

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

Flood risk

No modelled flood risk is recorded for HD8 8TQ 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 8TQ |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £298,195 | £327,621 | £145,377 |
| 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 8TQ.

[Compare conveyancing quotes →](#)

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