

# Property report — HD8 0EB

Open-data due diligence for the HD8 0 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£315,550**

sector HD8 0 · 171 sales

POPULATION

**19,574**

sector HD8 0

CRIMES RECORDED

**30**

sector HD8 0 · 2026-04

SCHOOLS

**5**

sector HD8 0

FLOOD RISK

**High**

sector HD8 0

GIGABIT BROADBAND

**95%**

sector HD8 0 of premises

## Sold-price trend (1995-2026)



Average sold price in sector HD8 0 by year, 1995-2026 (latest £306,260). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

| Date       | Price    | Address     | Type          |
|------------|----------|-------------|---------------|
| 2025-06-13 | £130,000 | 40 HIGHROYD | Terraced      |
| 2025-03-14 | £200,000 | 58 HIGHROYD | Semi-detached |
| 2024-10-25 | £151,000 | 56 HIGHROYD | Semi-detached |
| 2023-09-15 | £170,000 | 62 HIGHROYD | Semi-detached |
| 2023-03-23 | £180,500 | 78 HIGHROYD | Semi-detached |
| 2022-12-21 | £134,205 | 19 HIGHROYD | Semi-detached |
| 2022-10-06 | £226,000 | 60 HIGHROYD | Semi-detached |
| 2022-06-10 | £167,000 | 43 HIGHROYD | Semi-detached |
| 2021-07-02 | £145,000 | 39 HIGHROYD | Detached      |
| 2020-08-07 | £130,000 | 43 HIGHROYD | Semi-detached |
| 2020-05-22 | £146,000 | 70 HIGHROYD | Semi-detached |
| 2020-02-21 | £120,000 | 4 HIGHROYD  | Semi-detached |
| 2020-02-07 | £125,000 | 3 HIGHROYD  | Terraced      |
| 2019-11-18 | £145,000 | 48 HIGHROYD | Terraced      |
| 2019-08-30 | £138,000 | 62 HIGHROYD | Semi-detached |
| 2018-08-24 | £120,000 | 60 HIGHROYD | Semi-detached |
| 2017-12-01 | £112,000 | 74 HIGHROYD | Semi-detached |

| <b>Date</b> | <b>Price</b> | <b>Address</b> | <b>Type</b>   |
|-------------|--------------|----------------|---------------|
| 2017-11-10  | £125,000     | 24 HIGHROYD    | Terraced      |
| 2017-08-01  | £125,000     | 30 HIGHROYD    | Terraced      |
| 2017-07-31  | £138,000     | 64 HIGHROYD    | Semi-detached |
| 2017-02-17  | £130,000     | 17 HIGHROYD    | Semi-detached |
| 2017-02-03  | £75,000      | 68 HIGHROYD    | Semi-detached |
| 2015-09-04  | £147,500     | 27 HIGHROYD    | Semi-detached |
| 2015-07-17  | £160,000     | 13 HIGHROYD    | Semi-detached |
| 2015-05-18  | £118,500     | 40 HIGHROYD    | Terraced      |
| 2015-02-09  | £128,700     | 44 HIGHROYD    | Terraced      |
| 2014-04-11  | £120,000     | 19 HIGHROYD    | Semi-detached |
| 2014-03-21  | £123,000     | 70 HIGHROYD    | Semi-detached |
| 2013-08-22  | £85,000      | 27 HIGHROYD    | Semi-detached |
| 2013-05-21  | £103,500     | 30 HIGHROYD    | Terraced      |
| 2010-12-09  | £90,000      | 66 HIGHROYD    | Semi-detached |
| 2010-05-11  | £100,000     | 17 HIGHROYD    | Semi-detached |
| 2009-12-22  | £83,000      | 27 HIGHROYD    | Semi-detached |
| 2009-06-16  | £115,000     | 58 HIGHROYD    | Semi-detached |
| 2008-11-25  | £102,375     | HIGHROYD       | Semi-detached |
| 2008-05-12  | £132,000     | 78 HIGHROYD    | Semi-detached |
| 2008-04-04  | £92,000      | 4 HIGHROYD     | Semi-detached |
| 2007-12-14  | £122,000     | 44 HIGHROYD    | Terraced      |
| 2007-11-09  | £114,950     | 64 HIGHROYD    | Semi-detached |
| 2007-07-20  | £114,950     | 32 HIGHROYD    | Terraced      |
| 2007-07-12  | £122,750     | 24 HIGHROYD    | Terraced      |
| 2007-06-11  | £89,000      | 10 HIGHROYD    | Terraced      |
| 2007-05-25  | £118,000     | 40 HIGHROYD    | Terraced      |

| <b>Date</b> | <b>Price</b> | <b>Address</b> | <b>Type</b>   |
|-------------|--------------|----------------|---------------|
| 2007-05-21  | £117,000     | 43 HIGHROYD    | Semi-detached |
| 2007-02-28  | £119,950     | 22 HIGHROYD    | Terraced      |
| 2006-10-27  | £117,500     | 38 HIGHROYD    | Terraced      |
| 2006-09-15  | £114,000     | 78 HIGHROYD    | Semi-detached |
| 2006-06-30  | £105,000     | 70 HIGHROYD    | Semi-detached |
| 2006-03-03  | £85,000      | 3 HIGHROYD     | Terraced      |
| 2005-09-16  | £115,500     | 38 HIGHROYD    | Terraced      |
| 2005-03-14  | £111,000     | 36 HIGHROYD    | Terraced      |
| 2005-01-05  | £96,000      | 58 HIGHROYD    | Semi-detached |
| 2004-03-10  | £87,500      | 39 HIGHROYD    | Detached      |
| 2003-09-19  | £74,000      | 28 HIGHROYD    | Terraced      |
| 2003-05-19  | £34,560      | 43 HIGHROYD    | Semi-detached |
| 2003-05-14  | £65,000      | 32 HIGHROYD    | Terraced      |
| 2002-11-20  | £65,000      | 78 HIGHROYD    | Semi-detached |
| 2002-11-15  | £59,950      | 58 HIGHROYD    | Semi-detached |
| 2002-09-06  | £58,500      | 39 HIGHROYD    | Detached      |
| 2002-05-31  | £53,000      | 72 HIGHROYD    | Semi-detached |
| 2002-02-01  | £46,500      | 20 HIGHROYD    | Terraced      |
| 2001-12-20  | £45,000      | 72 HIGHROYD    | Semi-detached |
| 2001-07-31  | £44,500      | 38 HIGHROYD    | Terraced      |
| 2001-03-13  | £20,000      | 25 HIGHROYD    | Semi-detached |
| 2000-09-08  | £42,500      | 24 HIGHROYD    | Terraced      |
| 2000-08-11  | £48,250      | 34 HIGHROYD    | Terraced      |
| 2000-06-23  | £46,000      | 13 HIGHROYD    | Semi-detached |
| 2000-04-14  | £38,500      | 14 HIGHROYD    | Semi-detached |
| 1999-06-23  | £45,000      | 22 HIGHROYD    | Terraced      |

| Date       | Price   | Address     | Type          |
|------------|---------|-------------|---------------|
| 1998-03-13 | £41,000 | 54 HIGHROYD | Detached      |
| 1997-11-21 | £36,500 | 18 HIGHROYD | Terraced      |
| 1997-10-31 | £42,500 | 32 HIGHROYD | Terraced      |
| 1997-03-14 | £44,000 | 24 HIGHROYD | Terraced      |
| 1996-05-24 | £40,500 | 30 HIGHROYD | Terraced      |
| 1995-11-30 | £43,000 | 18 HIGHROYD | Terraced      |
| 1995-11-30 | £32,000 | 13 HIGHROYD | Semi-detached |

76 recorded sales on HD8 0EB. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

| School   | Distance | Phase                   | Ofsted                           |
|--|----------|-------------------------|----------------------------------|
| <a href="#">Rowley Lane Junior Infant and Nursery School</a> | 0.3 mi   | Primary                 | <a href="#">Report card</a><br>→ |
| <a href="#">Lepton CofE Primary Academy</a>                  | 0.5 mi   | Primary                 | <a href="#">Report card</a><br>→ |
| <a href="#">Highburton CofE First Academy</a>                | 1.0 mi   | Primary                 | <a href="#">Report card</a><br>→ |
| <a href="#">Kirkburton Middle School</a>                     | 1.3 mi   | Middle deemed secondary | <a href="#">Good (2021)</a>      |
| <a href="#">King James's School</a>                          | 1.5 mi   | Secondary               | <a href="#">Good (2019)</a>      |
| <a href="#">Kirkburton CofE (VA) First School</a>            | 1.6 mi   | Primary                 | <a href="#">Report card</a><br>→ |

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:** LEPTON AND KIRKHEATON SURGERIES (0.2 mi) · THE WATERLOO PRACTICE (1.6 mi) · KIRKBURTON HEALTH CENTRE (1.7 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (4.2 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (5.0 mi) · DEWSBURY & DISTRICT HOSPITAL-COMBINED ELECTIVE SURGICAL HUB (5.3 mi)

**Nearest listed buildings:** 8, 14 AND 16, GREEN BALK LANE (Grade II) (0.2 mi) · 18, GREEN BALK LANE (Grade II) (0.2 mi) · CHURCH OF ST JOHN THE EVANGELIST (Grade II) (0.3 mi)

**Nearest pharmacies:** ROWLANDS PHARMACY (0.2 mi) · WATERLOO PHARMACY (1.6 mi) · ROWLANDS PHARMACY (1.7 mi)

**Nearest stations:** Mirfield (2.7 mi) · Stocksmoor (2.8 mi) · Shepley (3.0 mi)

**Nearest supermarkets:** Morrisons (1.2 mi) · Aldi (1.5 mi) · Co-op Food (1.8 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

## Who lives here

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Median age

47

One-person households

28%

Households with children

27%

Households

8,074

Owned 79% · Social rent 7% · Private rent 14%

Census 2021 (ONS), for the HD8 0 area.

## Flood risk

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No modelled flood risk is recorded for HD8 0EB 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<br>HD8 | SECTOR<br>HD8 0 | POSTCODE<br>HD8 0EB |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price  | £298,195        | £315,550        | £100,647            |
| Population          | 44,677          | 19,574          | —                   |
| Deprivation decile  | 8/10            | 8/10            | —                   |
| Crimes recorded     | 92              | 30              | —                   |
| Schools             | 20              | 5               | —                   |
| Flood risk          | High            | High            | Low                 |
| Gigabit broadband   | 90%             | 95%             | 99%                 |
| Superfast broadband | 98%             | 98%             | 99%                 |

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 0); 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 0EB.

[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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