

# Property report — HD8 0EH

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

## Sold prices on this postcode

Date	Price	Address	Type
2026-01-12	£110,000	167 ROWLEY LANE	Terraced
2025-03-10	£280,000	235 ROWLEY LANE	Semi-detached
2025-02-28	£173,000	197 ROWLEY LANE	Terraced
2025-02-21	£265,000	80 ROWLEY LANE	Semi-detached
2025-01-31	£190,000	213 ROWLEY LANE	Terraced
2025-01-28	£199,995	56 ROWLEY LANE	Detached
2024-10-31	£235,000	219 ROWLEY LANE	Semi-detached
2024-08-02	£210,000	191 ROWLEY LANE	Terraced
2024-01-26	£205,000	66 ROWLEY LANE	Semi-detached
2023-08-09	£115,000	169 ROWLEY LANE	Terraced
2022-10-28	£155,000	209 ROWLEY LANE	Terraced
2021-10-26	£147,000	207 ROWLEY LANE	Terraced
2021-10-06	£175,000	189 ROWLEY LANE	Terraced
2021-09-24	£247,000	92 ROWLEY LANE	Semi-detached
2021-09-22	£180,000	70 ROWLEY LANE	Semi-detached
2021-09-17	£335,000	231 ROWLEY LANE	Semi-detached
2021-06-16	£135,000	215 ROWLEY LANE	Terraced
2021-05-21	£300,000	64 ROWLEY LANE	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2021-05-04	£212,500	84 ROWLEY LANE	Semi-detached
2021-01-15	£230,000	82 ROWLEY LANE	Semi-detached
2020-10-02	£325,000	90 ROWLEY LANE	Semi-detached
2020-04-03	£122,500	213 ROWLEY LANE	Other
2020-04-03	£122,500	213 ROWLEY LANE	Other
2019-10-31	£160,000	98 ROWLEY LANE	Semi-detached
2019-03-29	£140,000	104 ROWLEY LANE	Semi-detached
2019-02-21	£175,000	106 ROWLEY LANE	Semi-detached
2019-01-10	£257,500	76 ROWLEY LANE	Semi-detached
2019-01-07	£156,500	217 ROWLEY LANE	Terraced
2018-06-15	£148,000	70 ROWLEY LANE	Semi-detached
2017-11-10	£85,000	167 ROWLEY LANE	Terraced
2017-01-11	£110,500	171 ROWLEY LANE	Terraced
2015-12-22	£115,000	205 ROWLEY LANE	Terraced
2014-01-17	£158,000	58 ROWLEY LANE	Detached
2013-10-01	£104,000	189 ROWLEY LANE	Terraced
2013-04-23	£105,000	215 ROWLEY LANE	Terraced
2012-06-15	£127,000	225 ROWLEY LANE	Semi-detached
2011-08-22	£83,000	171 ROWLEY LANE	Terraced
2011-07-29	£115,000	58 ROWLEY LANE	Detached
2011-06-24	£108,000	231 ROWLEY LANE	Semi-detached
2011-05-10	£119,500	76 ROWLEY LANE	Semi-detached
2011-01-18	£140,000	177 ROWLEY LANE	Semi-detached
2007-09-03	£124,000	201 ROWLEY LANE	Semi-detached
2007-02-23	£154,950	90 ROWLEY LANE	Semi-detached
2006-07-14	£137,500	193 ROWLEY LANE	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2006-07-14	£137,500	193 ROWLEY LANE	Semi-detached
2006-06-13	£105,000	171 ROWLEY LANE	Terraced
2006-06-05	£210,000	60 ROWLEY LANE	Detached
2006-05-31	£110,000	189 ROWLEY LANE	Terraced
2006-02-27	£145,000	72 ROWLEY LANE	Semi-detached
2006-02-24	£120,000	205 ROWLEY LANE	Terraced
2006-02-03	£134,000	191 ROWLEY LANE	Terraced
2005-08-12	£147,000	64 ROWLEY LANE	Semi-detached
2005-06-28	£110,000	173 ROWLEY LANE	Terraced
2005-03-17	£130,000	177 ROWLEY LANE	Semi-detached
2004-09-30	£168,750	80 ROWLEY LANE	Semi-detached
2004-05-14	£146,500	80 ROWLEY LANE	Semi-detached
2003-02-14	£59,000	201 ROWLEY LANE	Semi-detached
2003-02-14	£120,000	102 ROWLEY LANE	Semi-detached
2002-11-15	£65,000	187 ROWLEY LANE	Terraced
2002-07-26	£72,950	193 ROWLEY LANE	Semi-detached
2002-02-14	£68,500	96 ROWLEY LANE	Semi-detached
2001-11-23	£52,500	205 ROWLEY LANE	Terraced
2001-07-27	£38,000	171 ROWLEY LANE	Terraced
2001-05-25	£63,500	195 ROWLEY LANE	Terraced
2001-03-01	£35,588	173 ROWLEY LANE	Terraced
1998-08-19	£49,000	195 ROWLEY LANE	Terraced
1998-07-06	£55,500	106 ROWLEY LANE	Semi-detached
1998-02-26	£41,000	193 ROWLEY LANE	Semi-detached
1997-08-01	£39,950	187 ROWLEY LANE	Terraced
1997-02-24	£57,000	235 ROWLEY LANE	Semi-detached

Date	Price	Address	Type
1996-11-25	£62,000	235 ROWLEY LANE	Semi-detached
1995-11-17	£94,500	60 ROWLEY LANE	Detached
1995-08-24	£48,000	80 ROWLEY LANE	Semi-detached
1995-02-27	£49,500	78 ROWLEY LANE	Semi-detached

74 recorded sales on HD8 0EH. 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>	0.4 mi	Primary	<a href="#">Report card</a> →
<a href="#">Lepton CofE Primary Academy</a>	0.5 mi	Primary	<a href="#">Report card</a> →
<a href="#">Highburton CofE First Academy</a>	0.9 mi	Primary	<a href="#">Report card</a> →
<a href="#">Kirkburton Middle School</a>	1.3 mi	Middle deemed secondary	<a href="#">Good (2021)</a>
<a href="#">Kirkburton CofE (VA) First School</a>	1.5 mi	Primary	<a href="#">Report card</a> →
<a href="#">King James's School</a>	1.6 mi	Secondary	<a href="#">Good (2019)</a>

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 (0.3 mi) · KIRKBURTON HEALTH CENTRE (1.6 mi) · THE WATERLOO PRACTICE (1.6 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (4.3 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) (0.2 mi)

**Nearest pharmacies:** ROWLANDS PHARMACY (0.3 mi) · ROWLANDS PHARMACY (1.6 mi) · WATERLOO PHARMACY (1.6 mi)

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

**Nearest supermarkets:** Morrisons (1.3 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 HD8 0.

## Flood risk

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No modelled flood risk is recorded for HD8 0EH 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?

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Measure	DISTRICT HD8	SECTOR HD8 0	POSTCODE HD8 0EH
Average sold price	£298,195	£315,550	£138,219
Population	44,677	19,574	—
Deprivation decile	8/10	8/10	—

Measure	DISTRICT HD8	SECTOR HD8 0	POSTCODE HD8 0EH
Crimes recorded	92	30	—
Schools	20	5	—
Flood risk	High	High	Low
Gigabit broadband	90%	95%	100%
Superfast broadband	98%	98%	100%

— = 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 0EH.

[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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