

Property report — HD8 0ET

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 prices on this postcode

Date	Price	Address	Type
2025-08-01	£425,000	1 BETULA WAY	Detached

Date	Price	Address	Type
2021-11-29	£340,000	3 BETULA WAY	Detached
2021-09-30	£318,000	8 BETULA WAY	Detached
2020-06-19	£307,500	3 BETULA WAY	Detached
2020-04-30	£330,000	5 BETULA WAY	Detached
2018-01-26	£235,000	6 BETULA WAY	Detached
2013-05-03	£237,000	14 BETULA WAY	Detached
2006-12-15	£193,000	8 BETULA WAY	Detached
2003-12-05	£192,000	14 BETULA WAY	Detached
2002-01-21	£105,000	6 BETULA WAY	Detached
2001-12-07	£133,950	2 BETULA WAY	Detached
2000-09-29	£128,500	5 BETULA WAY	Detached
2000-01-28	£93,000	3 BETULA WAY	Detached
1999-05-04	£84,950	7 BETULA WAY	Detached
1997-07-04	£77,500	8 BETULA WAY	Detached
1997-03-27	£85,000	3 BETULA WAY	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Rowley Lane Junior Infant and Nursery School	0.1 mi	Primary	—
Lepton CofE Primary Academy	0.3 mi	Primary	—
Highburton CofE First Academy	0.9 mi	Primary	—
King James's School	1.2 mi	Secondary	Good (2019)
Kirkburton Middle School	1.3 mi	Middle deemed secondary	Good (2021)

School	Distance	Phase	Ofsted
Hill View Academy	1.4 mi	Primary	Good (2023)

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 0ET 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 0	POSTCODE HD8 0ET
Average sold price	£298,195	£315,550	£205,338
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%	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.

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