

Property report — HD8 0EY

Open-data due diligence for HD8 0EY and the area around it.

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 0EY** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 0** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

£315,550

SECTOR HD8 0 · 171 sales

POPULATION

19,574

SECTOR HD8 0

CRIMES RECORDED

30

SECTOR HD8 0 · Apr 26

SCHOOLS

5

SECTOR HD8 0

FLOOD RISK

None modelled

THIS POSTCODE

GIGABIT BROADBAND

95%

SECTOR HD8 0 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD8 0, 1995-2026 (latest £306,260). Hover a point to read its value. Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2024-10-25	£215,000	26 SORBUS WAY	Semi-detached
2024-07-15	£380,000	11 SORBUS WAY	Detached
2023-07-03	£325,000	32 SORBUS WAY	Detached
2022-11-28	£230,000	18 SORBUS WAY	Detached
2021-02-15	£187,000	26 SORBUS WAY	Semi-detached
2021-02-05	£310,000	20 SORBUS WAY	Detached
2021-01-11	£335,000	34 SORBUS WAY	Detached
2020-06-30	£235,000	1 SORBUS WAY	Detached
2018-12-03	£300,000	11 SORBUS WAY	Detached
2016-03-31	£168,000	26 SORBUS WAY	Semi-detached
2015-09-07	£183,500	7 SORBUS WAY	Semi-detached
2014-07-31	£167,500	24 SORBUS WAY	Semi-detached
2013-05-01	£219,000	30 SORBUS WAY	Detached
2012-10-23	£155,000	1 SORBUS WAY	Detached
2011-11-03	£200,000	19 SORBUS WAY	Detached
2009-12-04	£195,000	25 SORBUS WAY	Detached
2008-04-28	£152,000	5 SORBUS WAY	Semi-detached

Date	Price	Address	Type
2007-06-15	£137,000	4 SORBUS WAY	Semi-detached
2006-11-10	£250,000	31 SORBUS WAY	Detached
2006-09-11	£220,000	30 SORBUS WAY	Detached
2005-08-05	£134,950	26 SORBUS WAY	Semi-detached
2004-12-20	£205,000	31 SORBUS WAY	Detached
2004-05-21	£209,000	11 SORBUS WAY	Detached
2004-01-09	£120,500	24 SORBUS WAY	Semi-detached
2003-09-15	£143,000	19 SORBUS WAY	Detached
2001-09-28	£120,000	31 SORBUS WAY	Detached
2001-09-12	£127,000	17 SORBUS WAY	Detached
2000-11-10	£71,000	7 SORBUS WAY	Semi-detached
1999-06-25	£84,000	25 SORBUS WAY	Detached
1999-06-25	£59,000	2 SORBUS WAY	Semi-detached
1997-10-31	£112,000	22 SORBUS WAY	Detached
1997-07-04	£59,995	24 SORBUS WAY	Semi-detached
1997-05-02	£61,950	9 SORBUS WAY	Detached
1997-04-25	£64,000	3 SORBUS WAY	Semi-detached
1995-05-26	£89,995	29 SORBUS WAY	Detached
1995-01-11	£12,700	22 SORBUS WAY	Detached

36 recorded sales on HD8 0EY. 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	Report card →
Lepton CofE Primary Academy	0.2 mi	Primary	

School	Distance	Phase	Ofsted
			Report card →
Highburton CofE First Academy	0.9 mi	Primary	Report card →
King James's School	1.3 mi	Secondary	Good (2019)
Kirkburton Middle School	1.4 mi	Middle deemed secondary	Good (2021)
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.

What's nearby

Nearest GP surgeries: LEPTON AND KIRKHEATON SURGERIES (0.1 mi) · THE WATERLOO PRACTICE (1.4 mi) · THE ALMONDBURY SURGERY (1.6 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (4.0 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (4.7 mi) · DEWSBURY & DISTRICT HOSPITAL-COMBINED ELECTIVE SURGICAL HUB (5.5 mi)

Nearest listed buildings: 6 AND 8, ROWLEY HILL (Grade II) (0.2 mi) · 3.25 MILES POST IN FRONT OF FOOTBALL GROUND (Grade II) (0.2 mi) · 63, ROWLEY LANE (Grade II) (0.2 mi)

Nearest pharmacies: ROWLANDS PHARMACY (0.1 mi) · WATERLOO PHARMACY (1.4 mi) · ROWLANDS PHARMACY (1.5 mi)

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

Nearest supermarkets: Morrisons (1.0 mi) · Aldi (1.3 mi) · Co-op Food (1.5 mi)

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

Who lives here

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.

Recorded crime trend



Recorded crimes per month in HD8 0 (May 24–Apr 26, average 32/month). Hover a point to read the count. Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD8 0EY in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 0	POSTCODE HD8 0EY
Average sold price	£298,195	£315,550	£173,280
Population	44,677	19,574	—
Deprivation decile (1 = most deprived)	8/10	8/10	—
Crimes recorded	92	30	—
Schools	20	5	—
Flood risk	High	High	Low

Measure	DISTRICT HD8	SECTOR HD8 0	POSTCODE HD8 0EY
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 0EY.

[Compare conveyancing quotes →](#)

Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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