

Property report — HD8 0XB

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
2025-02-28	£165,000	12 LEE WAY	Terraced

Date	Price	Address	Type
2024-08-05	£155,000	3 LEE WAY	Terraced
2023-10-05	£160,000	5 LEE WAY	Terraced
2021-02-18	£143,000	3 LEE WAY	Terraced
2019-11-14	£141,500	16 LEE WAY	Terraced
2019-08-02	£160,000	4 LEE WAY	Terraced
2016-10-21	£147,500	10 LEE WAY	Terraced
2016-02-05	£129,000	5 LEE WAY	Terraced
2015-05-22	£141,000	4 LEE WAY	Terraced
2013-09-12	£115,000	1 LEE WAY	Terraced
2013-07-05	£132,500	10 LEE WAY	Terraced
2012-10-08	£102,000	8 LEE WAY	Terraced
2012-02-10	£89,950	14 LEE WAY	Terraced
2011-05-09	£110,000	3 LEE WAY	Terraced
2010-04-29	£107,000	16 LEE WAY	Terraced
2009-10-09	£100,000	6 LEE WAY	Terraced
2006-12-01	£128,000	1 LEE WAY	Terraced
2004-10-22	£107,950	12 LEE WAY	Terraced
2003-05-02	£80,000	10 LEE WAY	Terraced
2002-08-12	£69,500	4 LEE WAY	Terraced
2002-08-02	£64,000	3 LEE WAY	Terraced
2002-06-10	£58,000	14 LEE WAY	Terraced
2000-08-30	£47,000	1 LEE WAY	Terraced
2000-04-14	£50,000	10 LEE WAY	Terraced
1999-07-23	£47,750	4 LEE WAY	Terraced
1997-07-28	£40,000	10 LEE WAY	Terraced
1995-09-05	£46,000	4 LEE WAY	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Highburton CofE First Academy	0.1 mi	Primary	—
Kirkburton Middle School	0.5 mi	Middle deemed secondary	Good (2021)
Kirkburton CofE (VA) First School	0.6 mi	Primary	—
Rowley Lane Junior Infant and Nursery School	0.9 mi	Primary	—
Lepton CofE Primary Academy	1.2 mi	Primary	—
Shelley First School	1.5 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 0XB 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 0XB
Average sold price	£298,195	£315,550	£105,061
Population	44,677	19,574	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	30	—
Schools	20	5	—
Flood risk	High	High	Low

Measure	DISTRICT HD8	SECTOR HD8 0	POSTCODE HD8 0XB
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 0XB.

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