

# Property report — HD8 8AB

Open-data due diligence for the HD8 8 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£327,621**

sector HD8 8 · 203 sales

POPULATION

**18,055**

sector HD8 8

CRIMES RECORDED

**11**

sector HD8 8 · 2026-04

SCHOOLS

**7**

sector HD8 8

FLOOD RISK

**High**

sector HD8 8

GIGABIT BROADBAND

**88%**

sector HD8 8 of premises

## Sold-price trend (1995-2026)



Average sold price in HD8 8 by year, 1995-2026 (latest £285,238). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2025-09-19	£218,000	225 ABBEY ROAD	Terraced
2024-06-27	£175,000	223 ABBEY ROAD	Terraced
2021-11-19	£122,000	227 ABBEY ROAD	Terraced
2020-03-06	£185,000	225 ABBEY ROAD	Terraced
2019-11-15	£50,000	233 ABBEY ROAD	Terraced
2017-10-25	£126,000	223 ABBEY ROAD	Other
2016-09-12	£177,000	225 ABBEY ROAD	Terraced
2015-09-25	£295,000	239 ABBEY ROAD	Terraced
2014-11-28	£104,950	221 ABBEY ROAD	Terraced
2010-05-19	£156,000	225 ABBEY ROAD	Flat
2008-08-28	£180,000	231 ABBEY ROAD	Semi-detached
2007-05-09	£91,550	221 ABBEY ROAD	Terraced
2005-02-11	£345,000	239 ABBEY ROAD	Terraced
2003-10-24	£86,450	225 ABBEY ROAD	Flat
2003-05-01	£74,000	235 ABBEY ROAD	Terraced
2002-11-29	£68,000	225 ABBEY ROAD	Flat
2002-10-03	£20,000	233 ABBEY ROAD	Terraced
1995-12-01	£29,500	221 ABBEY ROAD	Terraced

18 recorded sales on HD8 8AB. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

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School	Distance	Phase	Ofsted
<a href="#">Shepley First School</a>	0.1 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Shelley First School</a>	0.9 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Cumberworth CofE First School</a>	1.2 mi	Primary	<a href="#">Report card</a> <a href="#">→</a>
<a href="#">Birdsedge First School</a>	1.3 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Kirkburton CofE (VA) First School</a>	1.8 mi	Primary	<a href="#">Report card</a> <a href="#">→</a>
<a href="#">Thurstonland Endowed Voluntary Controlled First School</a>	1.8 mi	Primary	<a href="#">Report card</a> <a href="#">→</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

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**Nearest GP surgeries:** SHEPLEY PRIMARY CARE LIMITED (0.2 mi) · KIRKBURTON HEALTH CENTRE (1.7 mi) · SKELMANTHORPE FAMILY DOCTORS (2.4 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.2 mi)

**Nearest listed buildings:** CROFT HEAD FARM (Grade II) (0.1 mi) · 20 AND 22, STATION ROAD (Grade II) (0.1 mi) · THE GRANARY (Grade II) (0.1 mi)

**Nearest pharmacies:** SHEPLEY PHARMACY (0.2 mi) · ROWLANDS PHARMACY (1.7 mi) · NEW MILL PHARMACY (2.0 mi)

**Nearest stations:** Shepley (0.3 mi) · Stocksmoor (0.9 mi) · Denby Dale (2.0 mi)

**Nearest supermarkets:** The Co-operative Food (0.0 mi) · The Co-operative Food (0.7 mi) · Co-op Food (2.4 mi)

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

## Who lives here

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Median age

48

One-person households

25%

Households with children

28%

Households

7,652

Owned 82% · Social rent 4% · Private rent 13%

Census 2021 (ONS), for HD8 8.

## Flood risk

No modelled flood risk is recorded for HD8 8AB 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 8	POSTCODE HD8 8AB
Average sold price	£298,195	£327,621	£139,081
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	100%
Superfast broadband	98%	97%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 8); 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

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### 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 8AB.

[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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