

Property report — HD8 8AY

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

Sold prices on this postcode

Date	Price	Address	Type
2025-01-31	£465,000	3, MARSH COTTAGES MARSH LANE	Other
2024-12-13	£190,000	192 MARSH LANE	Terraced
2022-03-25	£141,140	190 MARSH LANE	Other
2022-03-01	£501,000	178 MARSH LANE	Detached
2020-03-27	£275,000	2, MARSH COTTAGES MARSH LANE	Terraced
2016-03-31	£232,500	1, MARSH COTTAGES MARSH LANE	Terraced
2014-05-22	£117,000	192 MARSH LANE	Terraced
2013-01-18	£325,000	MARSHLANDS HOUSE MARSH LANE	Detached
2010-10-22	£90,000	192 MARSH LANE	Terraced
2003-10-17	£500,000	WEST ROYD FARM MARSH LANE	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Shepley First School	0.7 mi	Primary	Good (2024)
Birdsedge First School	1.3 mi	Primary	Good (2022)
Thurstonland Endowed Voluntary Controlled First School	1.5 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Cumberworth CofE First School	1.6 mi	Primary	Report card →
Shelley First School	1.6 mi	Primary	Good (2023)
New Mill Junior School	1.6 mi	Primary	Outstanding (2024)

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: SHEPLEY PRIMARY CARE LIMITED (0.7 mi) · KIRKBURTON HEALTH CENTRE (2.3 mi) · ELMWOOD FAMILY DOCTORS (2.5 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.5 mi)

Nearest listed buildings: WARD BOUNDARY POST AT JUNCTION OF MARSH LANE (Grade II) (0.2 mi) · WARD BOUNDARY POST OPPOSITE MARSH LANE TOP (Grade II) (0.2 mi) · 3 MILES POST OPPOSITE TOSS O'COIN PUBLIC HOUSE (Grade II) (0.4 mi)

Nearest pharmacies: SHEPLEY PHARMACY (0.7 mi) · NEW MILL PHARMACY (1.3 mi) · THE VALLEY PHARMACY (1.4 mi)

Nearest stations: Shepley (1.1 mi) · Stocksmoor (1.1 mi) · Brockholes (2.4 mi)

Nearest supermarkets: The Co-operative Food (0.7 mi) · The Co-operative Food (0.7 mi) · The Co-operative Food (2.0 mi)

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

Who lives here

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 the HD8 8 area.

Flood risk

No modelled flood risk is recorded for HD8 8AY 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 8AY
Average sold price	£298,195	£327,621	£283,664
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%	75%
Superfast broadband	98%	97%	75%

— = 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.

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8AY.

[Compare conveyancing quotes →](#)

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