

Property report — HD8 8BA

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 prices on this postcode

Date	Price	Address	Type
2024-10-25	£104,000	2 PIPER WELLS LANE	Detached

Date	Price	Address	Type
2023-08-02	£480,000	3 PIPER WELLS LANE	Detached
2022-07-25	£425,000	6 PIPER WELLS LANE	Detached
2020-12-22	£477,500	8 PIPER WELLS LANE	Detached
2017-08-31	£380,000	8 PIPER WELLS LANE	Detached
2014-10-30	£350,000	3 PIPER WELLS LANE	Detached
2009-09-18	£365,000	6 PIPER WELLS LANE	Detached
2008-03-18	£485,950	1 PIPER WELLS LANE	Detached
2005-11-11	£360,000	6 PIPER WELLS LANE	Detached
2004-09-24	£365,000	8 PIPER WELLS LANE	Detached
2003-05-16	£160,000	3 PIPER WELLS LANE	Detached
2002-07-12	£89,950	2 PIPER WELLS LANE	Detached
2001-05-11	£41,000	2 PIPER WELLS LANE	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Shepley First School	0.6 mi	Primary	Good (2024)
Birdsedge First School	0.9 mi	Primary	Good (2022)
Cumberworth CofE First School	1.2 mi	Primary	—
Shelley First School	1.5 mi	Primary	Good (2023)
Thurstonland Endowed Voluntary Controlled First School	2.0 mi	Primary	—
New Mill Junior School	2.0 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.

Flood risk

No modelled flood risk is recorded for HD8 8BA 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 8BA
Average sold price	£298,195	£327,621	£314,108
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.

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