

Property report — HD8 8BL

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
2022-07-29	£427,000	176A LANE HEAD ROAD	Detached
2019-08-16	£410,000	176 LANE HEAD ROAD	Detached
2016-03-04	£320,000	174A LANE HEAD ROAD	Detached
2010-06-11	£382,500	176 LANE HEAD ROAD	Detached
2008-12-12	£185,000	175 LANE HEAD ROAD	Semi-detached
2007-11-16	£395,000	176 LANE HEAD ROAD	Detached
2007-06-29	£92,500	172 LANE HEAD ROAD	Detached
2006-10-20	£321,000	173 LANE HEAD ROAD	Detached
2002-08-09	£80,000	176A LANE HEAD ROAD	Detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
176a, Lane Head Road, HUDDERSFIELD	C	C	185 m ²	Detached house	2018
174a, Lane Head Road, HUDDERSFIELD	C	B	150 m ²	Detached house	2015
	C	B	179 m ²		2013

Address	EPC	Potential	Floor area	Type	Assessed
173, Lane Head Road, HUDDERSFIELD				Detached house	
172, Lane Head Road, HUDDERSFIELD	E	B	93 m ²	Detached bungalow	2012

4 certificates for HD8 8BL. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

Nearest schools

School	Distance	Phase	Ofsted
Shepley First School	0.5 mi	Primary	Good (2024)
Birdsedge First School	0.7 mi	Primary	Good (2022)
Cumberworth CofE First School	0.9 mi	Primary	Report card →
Shelley First School	1.5 mi	Primary	Good (2023)
Shelley College, A Share Academy	2.1 mi	Secondary	Report card →
Thurstonland Endowed Voluntary Controlled First School	2.1 mi	Primary	Report card →

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 (0.8 mi) · KIRKBURTON HEALTH CENTRE (2.3 mi) · SKELMANTHORPE FAMILY DOCTORS (2.6 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (3.2 mi)

Nearest listed buildings: LANE HEAD HOUSE (Grade II) (0.2 mi) · Shepley War Memorial (Grade II) (0.4 mi) · CLIFFE HOUSE (Grade II) (0.5 mi)

Nearest pharmacies: SHEPLEY PHARMACY (0.8 mi) · NEW MILL PHARMACY (2.0 mi) · THE VALLEY PHARMACY (2.0 mi)

Nearest stations: Shepley (0.9 mi) · Stocksmoor (1.5 mi) · Denby Dale (1.8 mi)

Nearest supermarkets: The Co-operative Food (0.1 mi) · The Co-operative Food (0.6 mi) · Co-op Food (2.5 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 HD8 8.

Flood risk

No modelled flood risk is recorded for HD8 8BL 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 8BL
Average sold price	£298,195	£327,621	£290,333
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%

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8BL
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

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 8BL.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.