

# Property report — HD8 8DF

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
2026-01-16	£300,000	23 CLIFFE ROAD	Semi-detached
2024-10-01	£227,000	6 CLIFFE ROAD	Terraced
2024-09-18	£267,000	43 CLIFFE ROAD	Semi-detached
2023-03-15	£156,000	39 CLIFFE ROAD	Terraced
2022-04-01	£170,000	6 CLIFFE ROAD	Terraced
2019-08-28	£329,000	CORNER COTTAGE, 36 - 38 CLIFFE ROAD	Terraced
2019-07-12	£297,000	41 CLIFFE ROAD	Semi-detached
2018-09-07	£625,000	32B CLIFFE ROAD	Detached
2017-10-23	£310,000	32 CLIFFE ROAD	Detached
2016-12-12	£200,000	35 CLIFFE ROAD	Semi-detached
2016-10-28	£195,000	44 CLIFFE ROAD	Terraced
2016-03-02	£108,000	40 CLIFFE ROAD	Terraced
2016-02-26	£137,500	44 CLIFFE ROAD	Terraced
2015-06-26	£200,000	20 CLIFFE ROAD	Detached
2015-05-22	£610,000	32B CLIFFE ROAD	Detached
2013-09-30	£220,000	41 CLIFFE ROAD	Semi-detached
2013-07-08	£525,000	BEECH HOUSE, 32A CLIFFE ROAD	Detached

Date	Price	Address	Type
2013-05-10	£260,000	CORNER COTTAGE, 36 - 38 CLIFFE ROAD	Terraced
2012-09-13	£159,700	20 CLIFFE ROAD	Detached
2012-03-30	£125,000	2 CLIFFE ROAD	Terraced
2011-12-12	£219,950	3 CLIFFE ROAD	Semi-detached
2011-04-15	£95,000	37 CLIFFE ROAD	Semi-detached
2008-05-16	£137,500	7 CLIFFE ROAD	Semi-detached
2007-04-05	£231,000	36 - 38 CLIFFE ROAD	Terraced
2006-12-08	£125,000	2 CLIFFE ROAD	Terraced
2004-09-02	£165,000	9 CLIFFE ROAD	Semi-detached
2003-05-30	£88,000	7 CLIFFE ROAD	Semi-detached
2002-06-14	£58,000	2 CLIFFE ROAD	Terraced
2002-05-09	£120,000	41 CLIFFE ROAD	Terraced
1998-05-19	£52,500	9 CLIFFE ROAD	Semi-detached
1998-02-06	£21,000	9 CLIFFE ROAD	Semi-detached
1997-08-29	£35,000	42 CLIFFE ROAD	Terraced
1997-08-12	£38,500	36 - 38 CLIFFE ROAD	Terraced
1997-07-31	£73,500	41 CLIFFE ROAD	Terraced
1996-10-31	£74,000	41 CLIFFE ROAD	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Shepley First School</a>	0.2 mi	Primary	<a href="#">Good</a> (2024)
<a href="#">Shelley First School</a>	1.1 mi	Primary	<a href="#">Good</a> (2023)
<a href="#">Cumberworth CofE First School</a>	1.2 mi	Primary	<a href="#">Report card</a> →

School	Distance	Phase	Ofsted
<a href="#">Birdsedge First School</a>	1.3 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Thurstonland Endowed Voluntary Controlled First School</a>	1.7 mi	Primary	<a href="#">Report card</a> →
<a href="#">Kirkburton CofE (VA) First School</a>	2.0 mi	Primary	<a href="#">Report card</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 (1.9 mi) · SKELMANTHORPE FAMILY DOCTORS (2.6 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.0 mi)

**Nearest listed buildings:** 37, CLIFFE ROAD (Grade II) (0.0 mi) · CLIFFE HOUSE (Grade II) (0.1 mi) · CHURCH OF ST PAUL (Grade II) (0.1 mi)

**Nearest pharmacies:** SHEPLEY PHARMACY (0.2 mi) · NEW MILL PHARMACY (1.8 mi) · THE VALLEY PHARMACY (1.9 mi)

**Nearest stations:** Shepley (0.5 mi) · Stocksmoor (0.9 mi) · Denby Dale (2.1 mi)

**Nearest supermarkets:** The Co-operative Food (0.2 mi) · The Co-operative Food (0.6 mi) · The Co-operative Food (2.5 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%

## Flood risk

No modelled flood risk is recorded for HD8 8DF 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 8DF
Average sold price	£298,195	£327,621	£198,719
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

### 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 8DF.

**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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