

# Property report — HD8 8EJ

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**

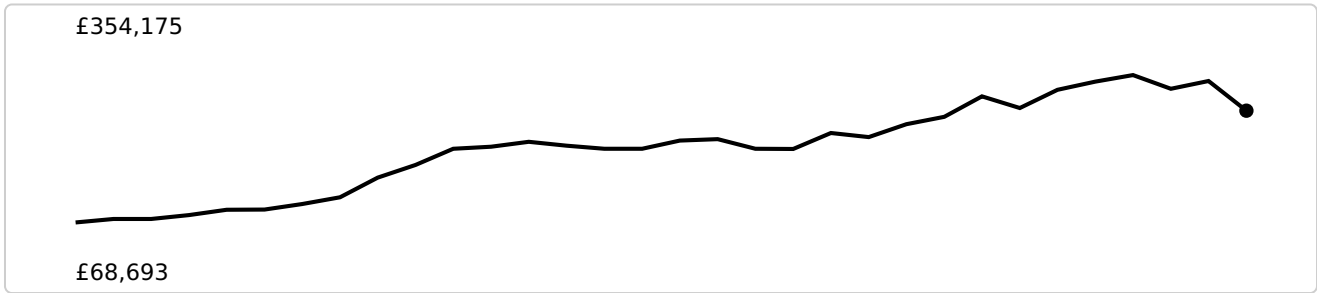
sector HD8 8

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
2024-10-16	£497,000	1A STATION LANE	Semi-detached
2022-10-21	£445,000	1 STATION LANE	Detached
2016-07-27	£362,000	1A STATION LANE	Semi-detached
2007-11-12	£360,000	1 STATION LANE	Detached
2001-10-12	£100,000	3 STATION LANE	Semi-detached
1999-10-22	£105,000	1A STATION LANE	Semi-detached

6 recorded sales on HD8 8EJ. 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>	0.4 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Shelley First School</a>	0.5 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="#">Kirkburton CofE (VA) First School</a>	1.5 mi	Primary	<a href="#">Report card →</a>
<a href="#">Birdsedge First School</a>	1.6 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Shelley College, A Share Academy</a>	1.6 mi	Secondary	<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 (0.4 mi) · KIRKBURTON HEALTH CENTRE (1.4 mi) · SKELMANTHORPE FAMILY DOCTORS (2.2 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.4 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (6.2 mi)

**Nearest listed buildings:** MILESTONE AT JUNCTION WITH LYDEGATE ROAD (Grade II) (0.2 mi) · NUMBER 30 (SHEPLEY HALL) & NUMBER 32 (Grade II) (0.3 mi) · 20 AND 22, STATION ROAD (Grade II) (0.3 mi)

**Nearest pharmacies:** SHEPLEY PHARMACY (0.4 mi) · ROWLANDS PHARMACY (1.4 mi) · WELL (2.2 mi)

**Nearest stations:** Shepley (0.1 mi) · Stocksmoor (0.9 mi) · Denby Dale (2.0 mi)

**Nearest supermarkets:** The Co-operative Food (0.4 mi) · The Co-operative Food (0.9 mi) · Co-op Food (2.2 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 the HD8 8 area.

## Flood risk

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No modelled flood risk is recorded for HD8 8EJ 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 8EJ
Average sold price	£298,195	£327,621	£311,500
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%	86%
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 8EJ.

[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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