

Property report — HD8 8EP

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
2024-06-07	£490,000	29 ABBEY ROAD	Detached
2023-11-16	£970,000	EAST BARN ABBEY ROAD	Semi-detached
2023-10-25	£335,000	35 ABBEY ROAD	Semi-detached
2021-09-23	£47,000	HEYMOOR FARM ABBEY ROAD	Other
2021-07-09	£285,000	27 ABBEY ROAD	Semi-detached
2020-11-13	£351,000	7 ABBEY ROAD	Detached
2019-12-06	£270,000	9 ABBEY ROAD	Semi-detached
2018-06-04	£250,000	27 ABBEY ROAD	Semi-detached
2018-05-16	£375,000	1 ABBEY ROAD	Other
2017-02-22	£338,000	18A ABBEY ROAD	Detached
2015-09-24	£200,000	35 ABBEY ROAD	Semi-detached
2013-05-24	£200,000	9 ABBEY ROAD	Semi-detached
2012-08-06	£188,000	27 ABBEY ROAD	Semi-detached
2011-09-15	£280,000	14 ABBEY ROAD	Terraced
2011-08-26	£200,000	16 ABBEY ROAD	Terraced
2010-11-24	£470,000	HEY MOOR COTTAGE, 21 ABBEY ROAD	Semi-detached
2009-01-09	£182,000	1 ABBEY ROAD	Detached

Date	Price	Address	Type
2008-08-01	£649,000	WEST BARN ABBEY ROAD	Detached
2007-11-30	£585,000	21 ABBEY ROAD	Semi-detached
2006-08-18	£217,000	25 ABBEY ROAD	Semi-detached
2006-03-10	£495,000	21 ABBEY ROAD	Semi-detached
2005-01-25	£700,000	EAST BARN ABBEY ROAD	Semi-detached
2004-12-03	£160,000	1 ABBEY ROAD	Detached
2004-01-05	£220,000	12 ABBEY ROAD	Detached
2003-03-07	£132,000	9 ABBEY ROAD	Semi-detached
2002-11-14	£154,000	21 ABBEY ROAD	Terraced
2002-11-14	£250,000	23 ABBEY ROAD	Semi-detached
2001-07-06	£97,500	15 ABBEY ROAD	Semi-detached
2001-04-12	£87,500	17 ABBEY ROAD	Detached
1998-03-16	£58,500	17 ABBEY ROAD	Detached
1997-12-01	£75,000	35 ABBEY ROAD	Semi-detached
1997-11-07	£77,695	27 ABBEY ROAD	Semi-detached
1995-12-15	£60,000	37 ABBEY ROAD	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Shelley First School	0.3 mi	Primary	Good (2023)
Shepley First School	0.7 mi	Primary	Good (2024)
Kirkburton CofE (VA) First School	1.3 mi	Primary	Report card →
Cumberworth CofE First School	1.3 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Shelley College, A Share Academy	1.3 mi	Secondary	Report card →
Kirkburton Middle School	1.5 mi	Middle deemed secondary	Good (2021)

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 (1.2 mi) · SKELMANTHORPE FAMILY DOCTORS (1.9 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (3.7 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (6.2 mi)

Nearest listed buildings: SHEPLEY METHODIST CHURCH (Grade II) (0.2 mi) · GUIDE POST AT JUNCTION WITH FAR BANK (Grade II) (0.4 mi) · CROFT COTTAGE (Grade II) (0.4 mi)

Nearest pharmacies: SHEPLEY PHARMACY (0.7 mi) · ROWLANDS PHARMACY (1.2 mi) · WELL (1.9 mi)

Nearest stations: Shepley (0.4 mi) · Stocksmoor (1.1 mi) · Denby Dale (1.9 mi)

Nearest supermarkets: The Co-operative Food (0.7 mi) · The Co-operative Food (1.2 mi) · Co-op Food (1.9 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

Flood risk at this postcode: Medium — 3 properties here fall in an at-risk band (1 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 8EP
Average sold price	£298,195	£327,621	£286,339
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	Medium
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 8EP.

[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.