

Property report — HD8 8EY

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)



Annual **average (mean)** sold price in HD8 8, 1995-2026 (latest £285,238). Hover a point to read its value.
Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-12-12	£245,000	10 STOCKS DRIVE	Semi-detached
2025-03-27	£256,000	16 STOCKS DRIVE	Semi-detached
2023-02-27	£245,000	4 STOCKS DRIVE	Semi-detached
2022-05-13	£250,000	15 STOCKS DRIVE	Semi-detached
2020-12-14	£250,000	20 STOCKS DRIVE	Semi-detached
2020-10-20	£172,000	10 STOCKS DRIVE	Semi-detached
2020-07-10	£236,000	23 STOCKS DRIVE	Semi-detached
2019-02-01	£180,000	16 STOCKS DRIVE	Semi-detached
2017-08-17	£186,000	17 STOCKS DRIVE	Semi-detached
2017-04-13	£210,000	23 STOCKS DRIVE	Semi-detached
2016-08-09	£175,000	15 STOCKS DRIVE	Semi-detached
2014-12-18	£185,000	21 STOCKS DRIVE	Semi-detached
2014-12-18	£186,000	23 STOCKS DRIVE	Semi-detached
2007-05-16	£154,950	15 STOCKS DRIVE	Semi-detached
2006-11-10	£145,000	6 STOCKS DRIVE	Semi-detached
2006-09-15	£160,000	16 STOCKS DRIVE	Semi-detached
2002-10-04	£84,950	16 STOCKS DRIVE	Semi-detached

Date	Price	Address	Type
2002-10-04	£109,950	14 STOCKS DRIVE	Semi-detached
2001-08-03	£75,000	12 STOCKS DRIVE	Semi-detached
1998-11-06	£9,000	4 STOCKS DRIVE	Semi-detached
1998-10-09	£50,000	6 STOCKS DRIVE	Semi-detached
1998-06-23	£59,950	16 STOCKS DRIVE	Semi-detached
1997-05-08	£63,500	12 STOCKS DRIVE	Semi-detached
1997-03-24	£47,000	13 STOCKS DRIVE	Semi-detached
1996-12-13	£47,000	15 STOCKS DRIVE	Semi-detached
1995-08-04	£9,000	13 STOCKS DRIVE	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Shepley First School	0.3 mi	Primary	Good (2024)
Shelley First School	1.0 mi	Primary	Good (2023)
Cumberworth CofE First School	1.4 mi	Primary	Report card →
Birdsedge First School	1.4 mi	Primary	Good (2022)
Thurstonland Endowed Voluntary Controlled First School	1.6 mi	Primary	Report card →
Kirkburton CofE (VA) First School	1.8 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 (0.1 mi) · KIRKBURTON HEALTH CENTRE (1.7 mi) · SKELMANTHORPE FAMILY DOCTORS (2.7 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.9 mi)

Nearest listed buildings: CHURCH OF ST PAUL (Grade II) (0.1 mi) · 37, CLIFFE ROAD (Grade II) (0.1 mi) · 10 AND 11, CLIFFE SIDE (Grade II) (0.2 mi)

Nearest pharmacies: SHEPLEY PHARMACY (0.1 mi) · NEW MILL PHARMACY (1.7 mi) · ROWLANDS PHARMACY (1.7 mi)

Nearest stations: Shepley (0.5 mi) · Stocksmoor (0.8 mi) · Denby Dale (2.3 mi)

Nearest supermarkets: The Co-operative Food (0.2 mi) · The Co-operative Food (0.7 mi) · The Co-operative Food (2.4 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 8EY 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 8EY
Average sold price	£298,195	£327,621	£145,819
Population	44,677	18,055	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8EY
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8EY.

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