

Property report — HD8 8FT

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
2025-04-11	£1,100,000	5 ABBEY GARDENS	Detached
2024-09-25	£802,500	7 ABBEY GARDENS	Detached
2022-12-06	£711,555	THE TITHE, 4 ABBEY GARDENS	Detached
2018-02-16	£621,000	7 ABBEY GARDENS	Detached
2017-10-10	£685,000	6 ABBEY GARDENS	Detached
2016-12-12	£200,000	6 ABBEY GARDENS	Other
2016-12-06	£500,000	THE LAITHE, 1 ABBEY GARDENS	Detached
2016-11-24	£275,000	5 ABBEY GARDENS	Detached
2016-10-20	£525,000	THE LINHAY, 2 ABBEY GARDENS	Detached
2016-07-22	£500,000	THE TITHE, 4 ABBEY GARDENS	Detached
2016-05-24	£562,500	THE HEMMEL, 3 ABBEY GARDENS	Detached

11 recorded sales on HD8 8FT. 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)

School	Distance	Phase	Ofsted
Kirkburton CofE (VA) First School	1.2 mi	Primary	Report card →
Cumberworth CofE First School	1.3 mi	Primary	Report card →
Shelley College, A Share Academy	1.4 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 (1.1 mi) · SKELMANTHORPE FAMILY DOCTORS (2.0 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (3.6 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (6.1 mi)

Nearest listed buildings: SHELLEY METHODIST CHURCH (Grade II) (0.2 mi) · 152 AND 154, PENISTONE ROAD (Grade II) (0.4 mi) · MILESTONE AT JUNCTION WITH LYDEGATE ROAD (Grade II) (0.5 mi)

Nearest pharmacies: SHEPLEY PHARMACY (0.7 mi) · ROWLANDS PHARMACY (1.1 mi) · WELL (2.0 mi)

Nearest stations: Shepley (0.3 mi) · Stocksmoor (1.0 mi) · Denby Dale (2.0 mi)

Nearest supermarkets: The Co-operative Food (0.6 mi) · The Co-operative Food (1.2 mi) · Co-op Food (2.0 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

No modelled flood risk is recorded for HD8 8FT 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 8FT
Average sold price	£298,195	£327,621	£589,323
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 8FT.

[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.