

# Property report — HD8 8GF

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 prices on this postcode

| Date       | Price    | Address            | Type     |
|------------|----------|--------------------|----------|
| 2021-03-18 | £550,000 | 4 DEARNE DIKE LANE | Detached |

| Date       | Price    | Address            | Type  |
|------------|----------|--------------------|-------|
| 2020-02-14 | £170,000 | 4 DEARNE DIKE LANE | Other |

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

## Nearest schools

| School  | Distance | Phase   | Ofsted                             |
|---|----------|---------|------------------------------------|
| <a href="#">Birdsedge First School</a>        | 0.8 mi   | Primary | <a href="#">Good (2022)</a>        |
| <a href="#">Shepley First School</a>          | 0.8 mi   | Primary | <a href="#">Good (2024)</a>        |
| <a href="#">Cumberworth CofE First School</a> | 1.2 mi   | Primary | <a href="#">Report card →</a>      |
| <a href="#">Shelley First School</a>          | 1.8 mi   | Primary | <a href="#">Good (2023)</a>        |
| Hepworth Junior and Infant School             | 1.9 mi   | Primary | —                                  |
| <a href="#">New Mill Junior School</a>        | 2.1 mi   | Primary | <a href="#">Outstanding (2024)</a> |

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

## Flood risk

No modelled flood risk is recorded for HD8 8GF 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<br>HD8 | SECTOR<br>HD8 8 | POSTCODE<br>HD8 8GF |
|---------------------------|-----------------|-----------------|---------------------|
| <b>Average sold price</b> | £298,195        | £327,621        | £360,000            |
| <b>Population</b>         | 44,677          | 18,055          | —                   |
| <b>Deprivation decile</b> | 8/10            | 8/10            | —                   |
| <b>Crimes recorded</b>    | 92              | 11              | —                   |
| <b>Schools</b>            | 20              | 7               | —                   |
| <b>Flood risk</b>         | High            | High            | Low                 |

| Measure             | DISTRICT<br>HD8 | SECTOR<br>HD8 8 | POSTCODE<br>HD8 8GF |
|---------------------|-----------------|-----------------|---------------------|
| 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

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### 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 8GF.

[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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