

# Property report — HD8 8HB

Open-data due diligence for HD8 8HB and the area around it.

**What scope is each figure?** Sold sales, broadband and flood risk are for **HD8 8HB** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 8** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

**£327,621**

SECTOR HD8 8 · 203 sales

POPULATION

**18,055**

SECTOR HD8 8

CRIMES RECORDED

**11**

SECTOR HD8 8 · Apr 26

SCHOOLS

**7**

SECTOR HD8 8

FLOOD RISK

**None modelled**

THIS POSTCODE

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
2025-06-23	£345,000	5 EASTFIELD	Detached
2023-07-27	£325,000	6 EASTFIELD	Detached
2021-06-18	£322,000	14 EASTFIELD	Detached
2021-03-08	£322,500	16 EASTFIELD	Detached
2017-06-13	£250,000	4 EASTFIELD	Detached
2017-01-12	£285,000	20 EASTFIELD	Detached
2015-12-21	£285,000	20 EASTFIELD	Detached
2015-06-30	£260,000	2 EASTFIELD	Detached
2014-09-26	£200,000	9 EASTFIELD	Detached
2014-04-17	£205,000	6 EASTFIELD	Detached
2013-05-21	£250,000	18 EASTFIELD	Detached
2012-06-01	£268,950	20 EASTFIELD	Detached
2011-04-14	£213,500	12 EASTFIELD	Detached
2008-02-15	£240,000	16 EASTFIELD	Detached
2001-11-09	£105,000	16 EASTFIELD	Detached
2001-06-15	£109,950	6 EASTFIELD	Detached
2001-05-11	£133,000	20 EASTFIELD	Detached

Date	Price	Address	Type
2001-02-15	£126,000	20 EASTFIELD	Detached
1997-12-11	£90,000	8 EASTFIELD	Detached
1996-11-29	£96,000	4 EASTFIELD	Detached
1996-02-26	£77,000	6 EASTFIELD	Detached

21 recorded sales on HD8 8HB. 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>	0.1 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Shelley First School</a>	0.8 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Cumberworth CofE First School</a>	1.1 mi	Primary	<a href="#">Report card →</a>
<a href="#">Birdsedge First School</a>	1.3 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Shelley College, A Share Academy</a>	1.7 mi	Secondary	<a href="#">Report card →</a>
<a href="#">Kirkburton CofE (VA) First School</a>	1.8 mi	Primary	<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

**Nearest GP surgeries:** SHEPLEY PRIMARY CARE LIMITED (0.3 mi) · KIRKBURTON HEALTH CENTRE (1.7 mi) · SKELMANTHORPE FAMILY DOCTORS (2.3 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.3 mi)

**Nearest listed buildings:** MILESTONE AT JUNCTION WITH LYDEGATE ROAD (Grade II) (0.1 mi) · SHEPLEY FIRST SCHOOL (Grade II) (0.1 mi) · NUMBER 30 (SHEPLEY HALL) & NUMBER 32 (Grade II) (0.2 mi)

**Nearest pharmacies:** SHEPLEY PHARMACY (0.3 mi) · ROWLANDS PHARMACY (1.7 mi) · NEW MILL PHARMACY (2.1 mi)

**Nearest stations:** Shepley (0.3 mi) · Stocksmoor (1.0 mi) · Denby Dale (1.9 mi)

**Nearest supermarkets:** The Co-operative Food (0.2 mi) · The Co-operative Food (0.6 mi) · Co-op Food (2.3 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 HD8 8.

## Recorded crime trend

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Recorded crimes per month in HD8 8 (May 24–Apr 26, average 20/month). Hover a point to read the count. Source: Police.uk street-level data.

## Flood risk

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No modelled flood risk is recorded for HD8 8HB in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

## How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8HB
Average sold price	£298,195	£327,621	£214,710
Population	44,677	18,055	—
Deprivation decile (1 = most deprived)	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 8HB.

[Compare conveyancing quotes →](#)

### Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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