

# Property report — HD8 8HN

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
2025-07-25	£205,000	2 WESTERLEY WAY	Semi-detached
2025-02-27	£191,000	32 WESTERLEY WAY	Semi-detached
2025-02-14	£230,000	26 WESTERLEY WAY	Semi-detached
2022-12-19	£109,000	26 WESTERLEY WAY	Semi-detached
2022-12-15	£165,000	32 WESTERLEY WAY	Semi-detached
2022-01-17	£170,000	9 WESTERLY WAY	Semi-detached
2019-04-26	£187,000	8 WESTERLY WAY	Semi-detached
2018-01-12	£120,000	2 WESTERLEY WAY	Semi-detached
2017-11-22	£155,000	4 WESTERLY WAY	Semi-detached
2016-07-12	£165,000	7 WESTERLY WAY	Semi-detached
2016-04-29	£159,950	3 WESTERLY WAY	Semi-detached
2016-02-26	£117,500	7 WESTERLY WAY	Semi-detached
2015-07-17	£335,000	2B WESTERLEY WAY	Other
2014-08-13	£295,500	2B WESTERLEY WAY	Other
2013-09-27	£145,000	8 WESTERLY WAY	Semi-detached
2011-07-18	£125,000	3 WESTERLY WAY	Semi-detached
2011-03-25	£109,000	10 WESTERLY WAY	Semi-detached

Date	Price	Address	Type
2010-06-10	£110,000	26 WESTERLY WAY	Semi-detached
2008-11-28	£132,000	8 WESTERLY WAY	Semi-detached
2008-07-22	£117,000	32 WESTERLEY WAY	Semi-detached
2006-10-27	£120,000	24 WESTERLY WAY	Semi-detached
2000-07-24	£36,500	26 WESTERLY WAY	Semi-detached
1999-10-05	£27,950	26 WESTERLY WAY	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Shelley First School</a>	0.2 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Kirkburton CofE (VA) First School</a>	0.8 mi	Primary	<a href="#">Report card</a> →
<a href="#">Kirkburton Middle School</a>	1.1 mi	Middle deemed secondary	<a href="#">Good (2021)</a>
<a href="#">Shepley First School</a>	1.2 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Shelley College, A Share Academy</a>	1.3 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Highburton CofE First Academy</a>	1.5 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:** KIRKBURTON HEALTH CENTRE (0.7 mi) · SHEPLEY PRIMARY CARE LIMITED (1.1 mi) · SKELMANTHORPE FAMILY DOCTORS (1.9 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.9 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (6.0 mi)

**Nearest listed buildings:** GUIDE POST AT JUNCTION WITH FAR BANK (Grade II) (0.2 mi) · 129 AND 131, HUDDERSFIELD ROAD (Grade II) (0.2 mi) · CROFT COTTAGE (Grade II) (0.2 mi)

**Nearest pharmacies:** ROWLANDS PHARMACY (0.7 mi) · SHEPLEY PHARMACY (1.1 mi) · WELL (1.9 mi)

**Nearest stations:** Shepley (0.8 mi) · Stocksmoor (1.2 mi) · Denby Dale (2.2 mi)

**Nearest supermarkets:** The Co-operative Food (1.1 mi) · The Co-operative Food (1.7 mi) · Co-op Food (1.9 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 the HD8 8 area.

## Flood risk

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No modelled flood risk is recorded for HD8 8HN 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?

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Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8HN
Average sold price	£298,195	£327,621	£153,365
Population	44,677	18,055	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8HN
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 8HN.

[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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