

Property report — HD8 8LS

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
2024-05-24	£402,000	UNIT 3 NEAR BANK	Other
2023-10-06	£170,000	8 NEAR BANK	Terraced
2023-09-15	£540,000	IAN W BENTLEY BULK TRANSPORT, UNIT 2 NEAR BANK	Other
2022-04-29	£215,000	16 NEAR BANK	Semi-detached
2017-08-17	£115,000	6 NEAR BANK	Terraced
2017-07-21	£225,000	3 NEAR BANK	Semi-detached
2017-05-10	£460,000	5 NEAR BANK	Other
2015-11-30	£430,000	4B NEAR BANK	Detached
2015-11-13	£220,000	1 NEAR BANK	Semi-detached
2015-09-03	£120,000	10A NEAR BANK	Terraced
2014-08-08	£195,000	3 NEAR BANK	Semi-detached
2014-05-20	£104,000	10 NEAR BANK	Terraced
2014-05-09	£108,000	6 NEAR BANK	Terraced
2008-11-04	£120,000	NEAR BANK	Semi-detached

Date	Price	Address	Type
2008-08-01	£249,000	3 NEAR BANK	Semi-detached
2008-05-30	£124,000	6 NEAR BANK	Terraced
2008-05-08	£408,000	4A NEAR BANK	Detached
2008-02-05	£275,000	24 NEAR BANK	Detached
2007-04-27	£281,000	22 NEAR BANK	Detached
2007-04-05	£116,000	10A NEAR BANK	Terraced
2005-05-06	£112,000	10A NEAR BANK	Terraced
2004-05-10	£94,950	8 NEAR BANK	Terraced
2003-12-19	£150,000	2 NEAR BANK	Semi-detached
2003-11-05	£360,000	4B NEAR BANK	Detached
2003-04-22	£150,000	2 NEAR BANK	Semi-detached
2002-12-16	£55,000	8 NEAR BANK	Terraced
2002-06-21	£55,000	8 NEAR BANK	Terraced
2002-06-21	£71,000	6 NEAR BANK	Terraced
2001-09-16	£340,000	4A NEAR BANK	Detached
2001-05-04	£48,250	10A NEAR BANK	Terraced
2000-11-27	£97,501	3 NEAR BANK	Semi-detached
2000-07-24	£54,000	6 NEAR BANK	Terraced
1999-12-10	£44,000	8 NEAR BANK	Terraced
1998-06-30	£90,000	22 NEAR BANK	Detached
1997-08-22	£72,500	3 NEAR BANK	Semi-detached
1996-12-12	£42,000	10A NEAR BANK	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Shelley First School	0.4 mi	Primary	Good (2023)
Shelley College, A Share Academy	1.0 mi	Secondary	Report card →
Kirkburton CofE (VA) First School	1.1 mi	Primary	Report card →
Shepley First School	1.2 mi	Primary	Good (2024)
Kirkburton Middle School	1.3 mi	Middle deemed secondary	Good (2021)
Cumberworth CofE First School	1.4 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: KIRKBURTON HEALTH CENTRE (1.0 mi) · SHEPLEY PRIMARY CARE LIMITED (1.2 mi) · SKELMANTHORPE FAMILY DOCTORS (1.6 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (4.1 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (6.3 mi)

Nearest listed buildings: PINFOLD AT JUNCTION WITH HUDDERSFIELD ROAD (Grade II) (0.1 mi) · CROFT COTTAGE (Grade II) (0.1 mi) · SHELLEY HALL (Grade II*) (0.1 mi)

Nearest pharmacies: ROWLANDS PHARMACY (1.0 mi) · SHEPLEY PHARMACY (1.2 mi) · WELL (1.6 mi)

Nearest stations: Shepley (0.8 mi) · Stocksmoor (1.4 mi) · Denby Dale (1.9 mi)

Nearest supermarkets: The Co-operative Food (1.2 mi) · Co-op Food (1.6 mi) · The Co-operative Food (1.6 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

Flood risk at this postcode: High — 7 properties here fall in an at-risk band (6 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 8LS
Average sold price	£298,195	£327,621	£186,478
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	High
Gigabit broadband	90%	88%	88%
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 8LS.

[Compare conveyancing quotes →](#)

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