

Property report — HD8 8QP

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

HD8 8QP in brief: 31 recorded sales (£5,000–£725,000) · high flood risk · 6 schools nearby.

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 8QP** 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

High

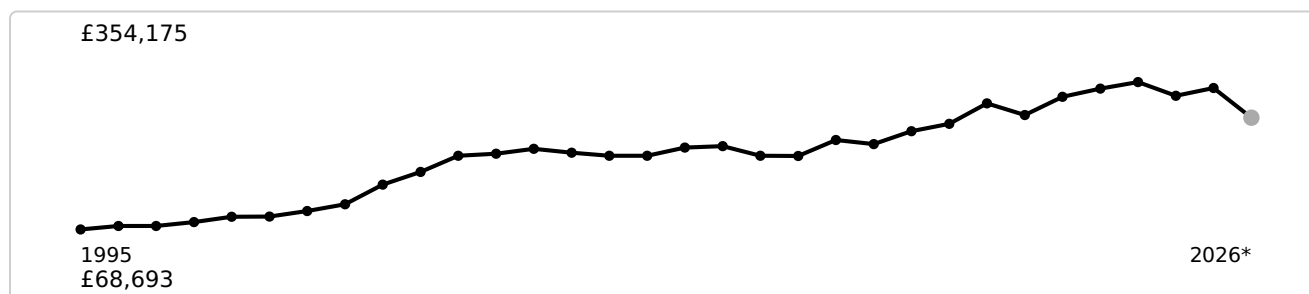
THIS POSTCODE

GIGABIT BROADBAND

88%

SECTOR HD8 8 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD8 8, 1995-2026. **2026 is a part year** (41 sales so far) — shown greyed. Hover a point to read its value. Source: HM Land Registry Price Paid.









Sold prices on this postcode

Date	Price	Address	Type
2026-03-27	£650,000	11D BANK LANE	Detached
2026-03-23	£240,000	6 BANK LANE	Terraced
2023-10-27	£620,000	11D BANK LANE	Detached
2023-10-27	£725,000	11C BANK LANE	Detached
2023-10-19	£308,333	12 BANK LANE	Terraced
2020-01-16	£590,000	11B BANK LANE	Detached
2019-12-13	£480,000	14 BANK LANE	Other
2019-07-29	£180,000	18 BANK LANE	Detached
2018-12-17	£525,000	11D BANK LANE	Detached
2018-02-23	£600,000	GREYS HOUSE, 12C BANK LANE	Detached
2017-09-04	£100,000	11B BANK LANE	Other
2017-07-12	£100,000	11C BANK LANE	Detached
2016-02-26	£550,000	GREYS HOUSE, 12C BANK LANE	Detached
2015-06-04	£168,000	6 BANK LANE	Terraced
2012-02-24	£150,000	6 BANK LANE	Semi-detached
2011-06-24	£158,400	4 BANK LANE	Terraced
2009-07-03	£130,000	6 BANK LANE	Semi-detached

Date	Price	Address	Type
2007-08-06	£132,000	24 BANK LANE	Semi-detached
2006-12-19	£154,250	4 BANK LANE	Terraced
2006-10-05	£106,000	8 BANK LANE	Terraced
2006-08-14	£160,000	9 BANK LANE	Semi-detached
2003-07-18	£230,000	2 BANK LANE	Terraced
2002-07-16	£27,500	22 BANK LANE	Terraced
2002-03-01	£175,000	14 BANK LANE	Detached
2001-10-12	£94,950	5 BANK LANE	Semi-detached
2001-09-24	£70,000	9 BANK LANE	Semi-detached
2000-11-30	£33,000	24 BANK LANE	Semi-detached
1999-07-09	£37,000	24 BANK LANE	Semi-detached
1997-07-11	£53,750	9 BANK LANE	Semi-detached
1996-09-16	£5,000	26 BANK LANE	Terraced
1996-04-19	£36,500	24 BANK LANE	Semi-detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
29 Bank Lane, HUDDERSFIELD			73 m ²	Mid-terrace house	2025
6 Bank Lane, HUDDERSFIELD			99 m ²	Mid-terrace house	2025
15 Bank Lane, HUDDERSFIELD			76 m ²	Mid-terrace house	2024
17 Bank Lane, HUDDERSFIELD			71 m ²	Mid-terrace house	2024

Address	EPC	Potential	Floor area	Type	Assessed
11 Bank Lane, HUDDERSFIELD	E	B	71 m ²	End-terrace house	2024
33 Bank Lane, HUDDERSFIELD	F	B	71 m ²	End-terrace house	2024
29 Bank Lane, HUDDERSFIELD	E	B	72 m ²	Mid-terrace house	2024
27 Bank Lane, HUDDERSFIELD	C	B	71 m ²	Mid-terrace house	2021
25 Bank Lane, HUDDERSFIELD	C	B	73 m ²	Mid-terrace house	2021
13 BANK LANE, HUDDERSFIELD	E	B	72 m ²	Mid-terrace house	2021
21 BANK LANE, HUDDERSFIELD	C	B	72 m ²	Mid-terrace house	2020
19, Bank Lane, HUDDERSFIELD	D	B	70 m ²	Mid-terrace house	2019

12 certificates for HD8 8QP. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

Nearest schools

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	0.7 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	0.7 mi	Primary	Report card →
Cumberworth CofE First School	1.1 mi	Primary	Report card →
St Aidan's Church of England Academy	1.3 mi	Primary	Report card →
Shelley College, A Share Academy	1.5 mi	Secondary	Report card →
Birdsedge First School	1.5 mi	Primary	Good (2022)

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: SKELMANTHORPE FAMILY DOCTORS (1.5 mi) · DEARNE VALLEY HEALTH CENTRE (1.8 mi) · SHEPLEY PRIMARY CARE LIMITED (2.4 mi)

Nearest listed buildings: MILESTONE AT BASE OF VIADUCT (Grade II) (0.1 mi) · DENBY DALE RAILWAY VIADUCT (Grade II) (0.1 mi) · 3 STOREY MILL BUILDING AT HARTCLIFFE MILLS IMMEDIATELY EAST RESERVOIR (Grade II) (0.2 mi)

Nearest pharmacies: DENBY PHARMACY (0.3 mi) · WELL (1.5 mi) · WELL (1.8 mi)

Nearest stations: Denby Dale (0.2 mi) · Shepley (2.2 mi) · Stocksmoor (3.1 mi)

Nearest supermarkets: Co-op Food (1.5 mi) · The Co-operative Food (1.9 mi) · The Co-operative Food (2.2 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 HD8 8.

Recorded crime trend



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

Modelled flood risk for HD8 8QP: High — 2 properties here fall in an at-risk band (1 in the significant Medium/High bands).

This is an indicative band for the postcode from the Environment Agency's catchment modelling (rivers and surface water), not a property-specific assessment. A conveyancer will run an official flood search before you buy. [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 8QP
Average sold price	£298,195	£327,621	£244,828
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	High
Gigabit broadband	90%	88%	95%
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 8QP.

[Compare conveyancing quotes →](#)

Compare removals quotes

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

[Compare removals quotes →](#)

We may earn a referral fee if you use our conveyancing or removals links. It never changes your price, and you are always free to choose your own provider.

Report generated 28 June 2026. Open data is refreshed periodically; HM Land Registry Price Paid typically lags by around two months, so the most recent sales may not appear yet.

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.