

# Property report — HD8 8XJ

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
2025-08-22	£175,000	36 HEATOR LANE	Semi-detached
2022-09-22	£190,000	44 HEATOR LANE	Terraced
2022-06-10	£275,000	46 HEATOR LANE	Terraced
2019-06-24	£150,000	44 HEATOR LANE	Terraced
2019-01-28	£250,000	76 HEATOR LANE	Detached
2018-10-16	£210,000	38 HEATOR LANE	Terraced
2018-06-28	£99,000	44 HEATOR LANE	Terraced
2018-05-04	£126,000	48 HEATOR LANE	Terraced
2018-02-09	£197,500	50 HEATOR LANE	Terraced
2016-01-29	£150,000	46 HEATOR LANE	Terraced
2013-10-08	£205,000	64 HEATOR LANE	Terraced
2012-04-27	£90,000	42 HEATOR LANE	Terraced
2011-08-31	£94,250	36 HEATOR LANE	Semi-detached
2008-07-15	£118,000	34 HEATOR LANE	Semi-detached
2007-09-28	£118,500	42 HEATOR LANE	Terraced
2007-02-27	£160,000	82 HEATOR LANE	Terraced
2004-06-25	£105,000	42 HEATOR LANE	Terraced

Date	Price	Address	Type
2004-06-07	£330,000	52 HEATOR LANE	Detached
2003-10-24	£82,500	42 HEATOR LANE	Terraced
2002-07-19	£40,000	42 HEATOR LANE	Terraced
2001-11-30	£62,500	82 HEATOR LANE	Terraced
2001-06-15	£60,000	80 HEATOR LANE	Terraced
2001-05-23	£55,000	82A HEATOR LANE	Terraced
1998-06-26	£46,000	82A HEATOR LANE	Terraced
1997-09-15	£39,995	44 HEATOR LANE	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Cumberworth CofE First School</a>	0.4 mi	Primary	<a href="#">Report card →</a>
<a href="#">Shepley First School</a>	0.7 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Birdsedge First School</a>	0.9 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Shelley First School</a>	1.2 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Shelley College, A Share Academy</a>	1.5 mi	Secondary	<a href="#">Report card →</a>
<a href="#">Denby Dale First and Nursery School</a>	1.7 mi	Primary	<a href="#">Good (2023)</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 (1.0 mi) · SKELMANTHORPE FAMILY DOCTORS (1.9 mi) · KIRKBURTON HEALTH CENTRE (2.1 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.8 mi)

**Nearest listed buildings:** 31, CARR HILL ROAD (Grade II) (0.3 mi) · Church of England School (Grade II) (0.4 mi) · 31, CUMBERWORTH LANE (Grade II) (0.4 mi)

**Nearest pharmacies:** SHEPLEY PHARMACY (1.0 mi) · DENBY PHARMACY (1.7 mi) · WELL (1.9 mi)

**Nearest stations:** Shepley (0.9 mi) · Denby Dale (1.3 mi) · Stocksmoor (1.7 mi)

**Nearest supermarkets:** The Co-operative Food (0.6 mi) · The Co-operative Food (0.8 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 8XJ 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 8XJ
Average sold price	£298,195	£327,621	£137,170
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8XJ
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 8XJ.

[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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