

Property report — HD8 8XR

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
2025-09-19	£120,000	1 BIRDSEGE LANE	Semi-detached
2024-08-07	£130,000	9 BIRDSEGE LANE	Semi-detached
2023-02-09	£450,000	15 BIRDSEGE LANE	Detached
2021-05-28	£1,475,000	PLOUGH BARN BIRDSEGE LANE	Other
2015-10-16	£330,000	THE MISTAL BIRDSEGE LANE	Terraced
2015-05-11	£100,000	1 BIRDSEGE LANE	Semi-detached
2015-03-31	£280,000	THE GRANARY BIRDSEGE LANE	Terraced
2009-11-06	£315,000	THE GRANARY BIRDSEGE LANE	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Birdsedge First School	0.1 mi	Primary	Good (2022)
Cumberworth CofE First School	0.9 mi	Primary	Report card →
Shepley First School	1.3 mi	Primary	Good (2024)
Denby Church of England Voluntary Aided First School	1.5 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Shelley First School	2.1 mi	Primary	Good (2023)
Denby Dale First and Nursery School	2.1 mi	Primary	Good (2023)

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 (1.5 mi) · SKELMANTHORPE FAMILY DOCTORS (2.6 mi) · KIRKBURTON HEALTH CENTRE (3.0 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (3.7 mi)

Nearest listed buildings: BIRDS EDGE MILL (Grade II) (0.2 mi) · THE CROWN AND ADJOINING HOUSE (Grade II) (0.3 mi) · MILESTONE IN GARDEN OF SALT PIE (Grade II) (0.4 mi)

Nearest pharmacies: SHEPLEY PHARMACY (1.5 mi) · DENBY PHARMACY (1.9 mi) · NEW MILL PHARMACY (2.5 mi)

Nearest stations: Denby Dale (1.5 mi) · Shepley (1.6 mi) · Stocksmoor (2.2 mi)

Nearest supermarkets: The Co-operative Food (0.7 mi) · The Co-operative Food (1.4 mi) · Co-op Food (2.6 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

No modelled flood risk is recorded for HD8 8XR 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?

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8XR
Average sold price	£298,195	£327,621	£400,000
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	94%
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.

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Compare conveyancing quotes →

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