

Property report — HD8 8XT

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 HD8 8 by year, 1995-2026 (latest £285,238). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-01-10	£165,000	1 HIGHFIELD AVENUE	Semi-detached
2024-09-27	£400,000	13 HIGHFIELD AVENUE	Semi-detached
2023-09-08	£235,000	11 HIGHFIELD AVENUE	Semi-detached
2020-08-12	£182,000	11 HIGHFIELD AVENUE	Semi-detached
2019-09-06	£230,000	16 HIGHFIELD AVENUE	Semi-detached
2018-05-01	£120,000	16 HIGHFIELD AVENUE	Semi-detached
2017-11-23	£190,000	7 HIGHFIELD AVENUE	Detached
2013-06-14	£163,000	30 HIGHFIELD AVENUE	Detached
2012-07-13	£110,000	26 HIGHFIELD AVENUE	Detached
2012-04-05	£230,000	38A HIGHFIELD AVENUE	Detached
2011-11-30	£135,000	13 HIGHFIELD AVENUE	Semi-detached
2011-05-12	£177,500	36 HIGHFIELD AVENUE	Detached
2010-08-13	£116,000	30 HIGHFIELD AVENUE	Detached
2010-05-07	£97,000	6 HIGHFIELD AVENUE	Semi-detached
2007-07-23	£174,000	36 HIGHFIELD AVENUE	Detached
2006-01-23	£179,995	11 HIGHFIELD AVENUE	Semi-detached
2005-10-24	£147,000	34 HIGHFIELD AVENUE	Detached
2005-08-02	£128,000	36 HIGHFIELD AVENUE	Detached

Date	Price	Address	Type
2004-06-14	£103,000	6 HIGHFIELD AVENUE	Semi-detached
2003-02-28	£125,000	11 HIGHFIELD AVENUE	Semi-detached
2001-07-20	£72,500	28 HIGHFIELD AVENUE	Detached
2000-12-18	£42,000	6 HIGHFIELD AVENUE	Semi-detached
1997-06-30	£60,000	1 HIGHFIELD AVENUE	Semi-detached
1997-01-10	£51,000	22 HIGHFIELD AVENUE	Detached
1996-07-31	£55,000	9 HIGHFIELD AVENUE	Detached

25 recorded sales on HD8 8XT. 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	0.8 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 →
Denby Dale First and Nursery School	2.1 mi	Primary	Good (2023)
Shelley First 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) (0.1 mi) · THE CROWN AND ADJOINING HOUSE (Grade II) (0.3 mi) · MILESTONE IN GARDEN OF SALT PIE (Grade II) (0.3 mi)

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

Nearest stations: Denby Dale (1.4 mi) · Shepley (1.6 mi) · Stocksmoor (2.3 mi)

Nearest supermarkets: The Co-operative Food (0.8 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 HD8 8.

Flood risk

No modelled flood risk is recorded for HD8 8XT 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 8XT
Average sold price	£298,195	£327,621	£147,520
Population	44,677	18,055	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8XT
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 8XT.

[Compare conveyancing quotes →](#)

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