

# Property report — HD8 8YB

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

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

**None modelled**

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 (latest £285,238). Hover a point to read its value. Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2025-10-10	£200,000	THE OLD DAIRY	Semi-detached
2025-03-17	£700,000	SPRING HOUSE FARM	Other
2024-11-04	£675,000	WALL NOOK FARM WALL NOOK	Other
2021-08-25	£720,000	WALLNOOKS WALL NOOK LANE	Other
2021-06-17	£750,000	THE NOOK, WALL NOOKS	Other
2019-01-25	£295,000	5 WALL NOOK	Terraced
2019-01-24	£410,000	WALL NOOK FARM WALL NOOK LANE	Other
2013-04-08	£200,000	5 WALL NOOK	Terraced
2012-10-26	£450,000	THE OLD FARMHOUSE DEERSHAW LANE	Detached
2011-12-01	£535,000	THE OLD DAIRY DEERSHAW LANE	Semi-detached
2011-03-29	£97,000	9 WALL NOOK	Terraced
2010-09-06	£280,000	THE OLD BARN DEERSHAW LANE	Semi-detached
2006-09-22	£529,000	HILL END HOUSE	Detached
2003-04-07	£250,000	THE OLD FARMHOUSE DEERSHAW LANE	Detached
2000-12-08	£48,000	2 WALL NOOK	Terraced
1997-02-28	£42,000	2 WALL NOOK	Terraced

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

## Nearest schools

---

School	Distance	Phase	Ofsted
<a href="#">Shepley First School</a>	0.9 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Birdsedge First School</a>	1.1 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Cumberworth CofE First School</a>	1.5 mi	Primary	<a href="#">Report card →</a>
Hepworth Junior and Infant School	1.7 mi	Primary	—
<a href="#">New Mill Junior School</a>	1.7 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Thurstonland Endowed Voluntary Controlled First School</a>	1.9 mi	Primary	<a href="#">Report card →</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) · ELMWOOD FAMILY DOCTORS (2.6 mi) · KIRKBURTON HEALTH CENTRE (2.6 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (2.7 mi)

**Nearest listed buildings:** WARD BOUNDARY POST AT JUNCTION OF MARSH LANE (Grade II) (0.3 mi) · WARD BOUNDARY POST OPPOSITE MARSH LANE TOP (Grade II) (0.3 mi) · 3 MILES POST OPPOSITE TOSS O'COIN PUBLIC HOUSE (Grade II) (0.4 mi)

**Nearest pharmacies:** SHEPLEY PHARMACY (1.0 mi) · NEW MILL PHARMACY (1.4 mi) · THE VALLEY PHARMACY (1.5 mi)

**Nearest stations:** Shepley (1.3 mi) · Stocksmoor (1.5 mi) · Denby Dale (2.4 mi)

**Nearest supermarkets:** The Co-operative Food (0.7 mi) · The Co-operative Food (1.0 mi) · The Co-operative Food (2.1 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

No modelled flood risk is recorded for HD8 8YB in the Environment Agency dataset. This is reassuring but not a guarantee — [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 8YB
Average sold price	£298,195	£327,621	£386,313
Population	44,677	18,055	—
Deprivation decile (1 = most deprived)	8/10	8/10	—
Crimes recorded	92	11	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8YB
Schools	20	7	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	86%
Superfast broadband	98%	97%	96%

— = 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 8YB.

[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.

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.