

Property report — HD8 8YD

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

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 8YD** 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
2021-08-04	£680,000	2 DRAKE HILL COTTAGE	Detached
2018-02-27	£396,000	1 DRAKE HILL COTTAGE	Detached
2012-02-24	£375,000	1 DRAKE HILL COTTAGE	Detached
2008-04-28	£547,000	DEARNE HEAD	Detached
2006-12-21	£685,000	DEARNE HEAD FARM	Detached
2006-10-12	£470,000	2 DRAKE HILL COTTAGE	Detached
2003-08-21	£345,000	2 DRAKE HILL COTTAGE	Detached
2002-10-15	£319,000	WINDMILL FARM	Detached
2001-09-21	£350,000	LOWER DRAKE HILL FARM	Detached
1999-04-30	£185,000	HOLME FARM	Detached
1998-08-06	£227,500	DEARNE HEAD FARM	Detached
1998-07-24	£185,000	2 DRAKE HILL COTTAGE	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Birdsedge First School	1.2 mi	Primary	Good (2022)

School	Distance	Phase	Ofsted
Hepworth Junior and Infant School	1.2 mi	Primary	—
Scholes (Holmfirth) Junior & Infant School	1.7 mi	Primary	Requires improvement (2022)
Shepley First School	1.7 mi	Primary	Good (2024)
Cumberworth CofE First School	1.9 mi	Primary	Report card →
New Mill Junior School	2.0 mi	Primary	Outstanding (2024)

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 (1.8 mi) · ELMWOOD FAMILY DOCTORS (2.8 mi) · OAKLANDS HEALTH CENTRE (2.9 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.8 mi)

Nearest listed buildings: WARD BOUNDARY STONE AT JUNCTION OF HADDINGLEY LANE AND WINDMILL LANE (Grade II) (0.0 mi) · WARD BOUNDARY STONE AT JUNCTION OF DICK EDGE LANE AND WINDMILL LANE (Grade II) (0.4 mi) · UPPER WOOD ROYD FARMHOUSE (Grade II) (0.8 mi)

Nearest pharmacies: NEW MILL PHARMACY (1.7 mi) · THE VALLEY PHARMACY (1.8 mi) · SHEPLEY PHARMACY (1.8 mi)

Nearest stations: Shepley (2.1 mi) · Stocksmoor (2.4 mi) · Denby Dale (2.6 mi)

Nearest supermarkets: The Co-operative Food (1.3 mi) · The Co-operative Food (1.8 mi) · The Co-operative Food (2.3 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 8YD 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 8YD
Average sold price	£298,195	£327,621	£397,042
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	Low

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8YD
Gigabit broadband	90%	88%	0%
Superfast broadband	98%	97%	0%

— = 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 8YD.

[Compare conveyancing quotes →](#)

Compare removals quotes

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

[Compare removals quotes →](#)

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