

Property report — HD8 9TA

Open-data due diligence for the HD8 9 area (the finest level UK open data publishes).

AVG SOLD PRICE

£267,257

sector HD8 9 · 289 sales

POPULATION

13,322

sector HD8 9

CRIMES RECORDED

25

sector HD8 9 · 2026-04

SCHOOLS

8

sector HD8 9

FLOOD RISK

High

sector HD8 9

GIGABIT BROADBAND

88%

sector HD8 9 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD8 9, 1995-2026 (latest £256,896). Hover a point to read its value.
Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-08-15	£440,000	12 WINDMILL HILL LANE	Detached
2025-08-08	£405,000	10 WINDMILL HILL LANE	Detached
2025-04-09	£417,500	1 WINDMILL HILL LANE	Terraced
2025-03-13	£325,000	5 WINDMILL HILL LANE	Detached
2022-07-29	£499,999	43 WINDMILL HILL LANE	Detached
2021-06-30	£540,000	8 WINDMILL HILL LANE	Detached
2021-03-16	£257,000	3 WINDMILL HILL LANE	Detached
2018-03-02	£450,000	8 WINDMILL HILL LANE	Detached
2018-01-19	£495,000	6 WINDMILL HILL LANE	Detached
2015-11-04	£342,500	7 WINDMILL HILL LANE	Detached
2015-05-01	£231,500	9 WINDMILL HILL LANE	Detached
2015-03-24	£268,000	9A WINDMILL HILL LANE	Detached
2011-11-03	£230,000	8 WINDMILL HILL LANE	Detached
2008-09-08	£115,000	15 WINDMILL HILL LANE	Terraced
2006-09-14	£249,950	5 WINDMILL HILL LANE	Detached
2002-10-15	£150,000	5 WINDMILL HILL LANE	Detached
2001-11-02	£121,950	5 WINDMILL HILL LANE	Detached

Date	Price	Address	Type
1997-03-27	£91,000	5 WINDMILL HILL LANE	Detached

18 recorded sales on HD8 9TA. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Flockton CofE (C) First School	1.2 mi	Primary	Report card →
Emley First School	1.3 mi	Primary	Outstanding (2024)
Grange Moor Primary School	1.5 mi	Primary	—
Kirkburton Middle School	1.6 mi	Middle deemed secondary	Good (2021)
Kirkburton CofE (VA) First School	1.8 mi	Primary	Report card →
Shelley College, A Share Academy	1.9 mi	Secondary	Report card →

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: KIRKBURTON HEALTH CENTRE (1.8 mi) · SKELMANTHORPE FAMILY DOCTORS (2.0 mi) · LEPTON AND KIRKHEATON SURGERIES (2.3 mi)

Nearest listed buildings: ARQIVA TOWER (Grade II) (0.5 mi) · MAIN BARN TO NORTH OF MOOR HEAD FARMHOUSE (Grade II) (0.5 mi) · MOOR HEAD FARMHOUSE AND ADJOINING COTTAGE (Grade II) (0.6 mi)

Nearest pharmacies: ROWLANDS PHARMACY (1.8 mi) · WELL (2.0 mi) · ROWLANDS PHARMACY (2.3 mi)

Nearest stations: Shepley (2.8 mi) · Stocksmoor (3.1 mi) · Denby Dale (3.2 mi)

Nearest supermarkets: Co-op Food (2.0 mi) · The Co-operative Food (3.1 mi) · Morrisons (3.3 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

Who lives here

Median age

48

One-person households

27%

Households with children

27%

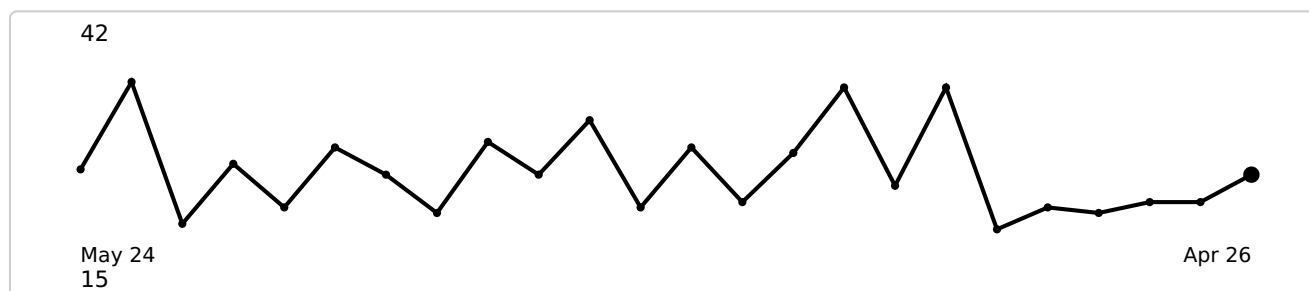
Households

5,694

Owned 78% · Social rent 8% · Private rent 14%

Census 2021 (ONS), for HD8 9.

Recorded crime trend



Recorded crimes per month in HD8 9 (May 24–Apr 26, average 26/month). Hover a point to read the count. Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD8 9TA 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 9	POSTCODE HD8 9TA
Average sold price	£298,195	£267,257	£312,744
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	95%
Superfast broadband	98%	98%	95%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 9); 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 9TA.

[Compare conveyancing quotes →](#)

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