

# Property report — HD8 0BY

Open-data due diligence for the HD8 0 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£315,550**

sector HD8 0 · 171 sales

POPULATION

**19,574**

sector HD8 0

CRIMES RECORDED

**30**

sector HD8 0 · 2026-04

SCHOOLS

**5**

sector HD8 0

FLOOD RISK

**High**

sector HD8 0

GIGABIT BROADBAND

**95%**

sector HD8 0 of premises

## Sold prices on this postcode

Date	Price	Address	Type
2025-09-19	£230,000	15 WILLOW FIELDS	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2025-08-22	£185,000	17 WILLOW FIELDS	Terraced
2023-06-09	£295,000	5 WILLOW FIELDS	Terraced
2022-09-30	£230,000	17 WILLOW FIELDS	Terraced
2021-07-30	£220,000	8 WILLOW FIELDS	Semi-detached
2020-05-01	£200,000	12 WILLOW FIELDS	Semi-detached
2020-02-07	£220,000	23 WILLOW FIELDS	Terraced
2019-11-15	£158,750	9 WILLOW FIELDS	Semi-detached
2019-10-17	£200,000	20 WILLOW FIELDS	Terraced
2019-01-30	£195,000	17 WILLOW FIELDS	Terraced
2018-03-27	£222,500	16 WILLOW FIELDS	Terraced
2017-12-11	£185,000	21 WILLOW FIELDS	Terraced
2017-06-30	£237,500	11 WILLOW FIELDS	Semi-detached
2015-05-15	£199,950	20 WILLOW FIELDS	Terraced
2015-05-12	£188,000	18 WILLOW FIELDS	Terraced
2014-10-02	£176,000	17 WILLOW FIELDS	Terraced
2013-12-12	£140,000	21 WILLOW FIELDS	Terraced
2007-09-28	£174,000	17 WILLOW FIELDS	Terraced
2006-01-20	£150,000	14 WILLOW FIELDS	Flat
2005-08-19	£159,950	23 WILLOW FIELDS	Terraced
2005-07-29	£194,950	5 WILLOW FIELDS	Terraced
2005-03-31	£335,000	10 WILLOW FIELDS	Detached
2005-02-18	£227,500	8 WILLOW FIELDS	Semi-detached
2004-10-08	£144,000	1 WILLOW FIELDS	Terraced
2004-09-23	£182,500	18 WILLOW FIELDS	Terraced
2004-08-02	£134,950	3 WILLOW FIELDS	Semi-detached
2004-07-02	£175,000	16 WILLOW FIELDS	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2004-02-27	£178,950	5 WILLOW FIELDS	Terraced
2003-08-08	£141,000	23 WILLOW FIELDS	Terraced
2002-11-29	£115,000	16 WILLOW FIELDS	Terraced
2002-11-29	£145,000	6 WILLOW FIELDS	Semi-detached
2002-11-19	£112,000	18 WILLOW FIELDS	Terraced
2002-09-13	£90,000	17 WILLOW FIELDS	Terraced
2002-08-21	£125,000	15 WILLOW FIELDS	Detached
2002-07-30	£112,000	20 WILLOW FIELDS	Semi-detached
2002-01-10	£87,000	14 WILLOW FIELDS	Flat
2001-11-16	£95,000	23 WILLOW FIELDS	Terraced
2001-11-16	£98,500	12 WILLOW FIELDS	Semi-detached
2001-10-12	£95,000	9 WILLOW FIELDS	Semi-detached
2001-07-20	£90,000	11 WILLOW FIELDS	Semi-detached
2001-05-18	£73,950	1 WILLOW FIELDS	Terraced
2001-01-26	£78,000	2 WILLOW FIELDS	Semi-detached
2000-12-15	£67,500	3 WILLOW FIELDS	Semi-detached
2000-10-20	£88,000	8 WILLOW FIELDS	Semi-detached
2000-09-08	£89,950	10 WILLOW FIELDS	Detached
2000-09-06	£89,950	6 WILLOW FIELDS	Semi-detached
1998-12-07	£80,000	2 WILLOW FIELDS	Semi-detached
1998-08-25	£79,500	7 WILLOW FIELDS	Semi-detached
1998-01-30	£79,000	23 WILLOW FIELDS	Terraced
1997-06-27	£80,000	9 WILLOW FIELDS	Semi-detached
1997-02-28	£67,500	21 WILLOW FIELDS	Semi-detached
1996-09-16	£88,950	15 WILLOW FIELDS	Detached
1996-08-19	£80,000	4 WILLOW FIELDS	Semi-detached

Date	Price	Address	Type
1996-06-19	£75,000	5 WILLOW FIELDS	Terraced
1996-05-17	£79,950	11 WILLOW FIELDS	Semi-detached
1996-03-01	£55,950	3 WILLOW FIELDS	Semi-detached
1995-11-10	£49,950	1 WILLOW FIELDS	Terraced
1995-09-27	£10,000	23 WILLOW FIELDS	Terraced

58 recorded sales on HD8 0BY. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
Rowley Lane Junior Infant and Nursery School	0.7 mi	Primary	—
Lepton CofE Primary Academy	0.8 mi	Primary	—
Highburton CofE First Academy	1.1 mi	Primary	—
Grange Moor Primary School	1.3 mi	Primary	—
Kirkburton Middle School	1.3 mi	Middle deemed secondary	Good (2021)
Kirkburton CofE (VA) First School	1.6 mi	Primary	—

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

## Flood risk

No modelled flood risk is recorded for HD8 0BY 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 0	POSTCODE HD8 0BY
Average sold price	£298,195	£315,550	£140,658

Measure	DISTRICT HD8	SECTOR HD8 0	POSTCODE HD8 0BY
Population	44,677	19,574	—
Deprivation decile	8/10	8/10	—
Crimes recorded	92	30	—
Schools	20	5	—
Flood risk	High	High	Low
Gigabit broadband	90%	95%	100%
Superfast broadband	98%	98%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 0); 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 0BY.

[Compare conveyancing quotes →](#)

We may earn a referral fee if you instruct a conveyancer through this link. It never changes your price, and you are always free to choose your own.

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