

Property report — HD8 8XJ

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 prices on this postcode

Date	Price	Address	Type
2025-08-22	£175,000	36 HEATOR LANE	Semi-detached

Date	Price	Address	Type
2022-09-22	£190,000	44 HEATOR LANE	Terraced
2022-06-10	£275,000	46 HEATOR LANE	Terraced
2019-06-24	£150,000	44 HEATOR LANE	Terraced
2019-01-28	£250,000	76 HEATOR LANE	Detached
2018-10-16	£210,000	38 HEATOR LANE	Terraced
2018-06-28	£99,000	44 HEATOR LANE	Terraced
2018-05-04	£126,000	48 HEATOR LANE	Terraced
2018-02-09	£197,500	50 HEATOR LANE	Terraced
2016-01-29	£150,000	46 HEATOR LANE	Terraced
2013-10-08	£205,000	64 HEATOR LANE	Terraced
2012-04-27	£90,000	42 HEATOR LANE	Terraced
2011-08-31	£94,250	36 HEATOR LANE	Semi-detached
2008-07-15	£118,000	34 HEATOR LANE	Semi-detached
2007-09-28	£118,500	42 HEATOR LANE	Terraced
2007-02-27	£160,000	82 HEATOR LANE	Terraced
2004-06-25	£105,000	42 HEATOR LANE	Terraced
2004-06-07	£330,000	52 HEATOR LANE	Detached
2003-10-24	£82,500	42 HEATOR LANE	Terraced
2002-07-19	£40,000	42 HEATOR LANE	Terraced
2001-11-30	£62,500	82 HEATOR LANE	Terraced
2001-06-15	£60,000	80 HEATOR LANE	Terraced
2001-05-23	£55,000	82A HEATOR LANE	Terraced
1998-06-26	£46,000	82A HEATOR LANE	Terraced
1997-09-15	£39,995	44 HEATOR LANE	Terraced

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

Nearest schools

School	Distance	Phase
Cumberworth CofE First School	0.4 mi	Primary
Shepley First School	0.7 mi	Primary
Birdsedge First School	0.9 mi	Primary
Shelley First School	1.2 mi	Primary
Shelley College, A Share Academy	1.5 mi	Secondary
Denby Dale First and Nursery School	1.7 mi	Primary

Straight-line distance from the postcode. Source: Get Information about Schools (DfE).

Flood risk

No modelled flood risk is recorded for HD8 8XJ 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 8XJ
Average sold price	£298,195	£327,621	£137,170
Population	44,677	18,055	—
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.

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