

# Property report — HD8 8NQ

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
2023-12-18	£328,000	25 CLEVELAND WAY	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2022-09-23	£332,000	30 CLEVELAND WAY	Detached
2022-06-10	£295,000	33 CLEVELAND WAY	Detached
2021-11-04	£380,000	12 CLEVELAND WAY	Detached
2020-03-27	£295,000	42 CLEVELAND WAY	Detached
2019-12-05	£300,000	42 CLEVELAND WAY	Detached
2018-10-01	£210,000	35 CLEVELAND WAY	Detached
2018-08-24	£272,112	10 CLEVELAND WAY	Detached
2016-08-26	£261,000	6 CLEVELAND WAY	Detached
2015-12-09	£280,000	20 CLEVELAND WAY	Detached
2015-11-04	£320,000	1 CLEVELAND WAY	Detached
2015-02-20	£249,500	34 CLEVELAND WAY	Detached
2015-02-06	£231,000	38 CLEVELAND WAY	Detached
2013-11-20	£210,000	40 CLEVELAND WAY	Detached
2011-10-21	£170,000	23 CLEVELAND WAY	Detached
2008-07-04	£229,000	32 CLEVELAND WAY	Detached
2008-04-11	£220,000	5 CLEVELAND WAY	Detached
2007-04-27	£218,000	23 CLEVELAND WAY	Detached
2007-02-19	£201,000	30 CLEVELAND WAY	Detached
2005-05-27	£220,000	30 CLEVELAND WAY	Detached
2003-12-22	£175,000	40 CLEVELAND WAY	Detached
2003-01-31	£150,000	6 CLEVELAND WAY	Detached
2002-03-27	£110,000	15 CLEVELAND WAY	Detached
2001-06-08	£99,500	3 CLEVELAND WAY	Detached
2000-11-03	£89,000	38 CLEVELAND WAY	Detached
2000-11-01	£96,000	20 CLEVELAND WAY	Detached
2000-09-08	£103,500	14 CLEVELAND WAY	Detached

Date	Price	Address	Type
2000-05-19	£69,000	13 CLEVELAND WAY	Detached
1999-11-05	£83,950	42 CLEVELAND WAY	Detached
1999-10-20	£85,500	29 CLEVELAND WAY	Detached
1999-03-18	£75,000	42 CLEVELAND WAY	Detached
1998-10-23	£250,000	38 CLEVELAND WAY	Detached
1997-10-03	£99,500	10 CLEVELAND WAY	Detached
1997-01-31	£77,500	3 CLEVELAND WAY	Detached
1996-10-25	£86,000	14 CLEVELAND WAY	Detached
1996-09-26	£98,500	10 CLEVELAND WAY	Detached
1995-12-21	£63,000	28 CLEVELAND WAY	Detached
1995-07-31	£68,000	7 CLEVELAND WAY	Terraced

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

## Nearest schools

School	Distance	Phase
Shelley First School	0.1 mi	Primary
Shepley First School	0.9 mi	Primary
Kirkburton CofE (VA) First School	1.0 mi	Primary
Kirkburton Middle School	1.2 mi	Middle deemed secondary
Shelley College, A Share Academy	1.5 mi	Secondary
Cumberworth CofE First School	1.6 mi	Primary

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

## Flood risk

No modelled flood risk is recorded for HD8 8NQ 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 8NQ
Average sold price	£298,195	£327,621	£186,857
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%	95%
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.

## 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 8NQ.

[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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