

Property report — HD8 8XD

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-price trend (1995-2026)



Average sold price in sector HD8 8 by year, 1995-2026 (latest £285,238). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-08-15	£249,950	3 MORLEY FOLD	Semi-detached
2021-07-30	£175,000	17 MORLEY FOLD	Semi-detached
2020-12-21	£185,000	3 MORLEY FOLD	Semi-detached
2018-05-18	£160,000	3 MORLEY FOLD	Semi-detached
2016-09-05	£185,000	5 MORLEY FOLD	Semi-detached
2010-05-17	£146,500	7 MORLEY FOLD	Semi-detached
2007-05-31	£147,250	3 MORLEY FOLD	Semi-detached
2000-04-20	£62,500	15 MORLEY FOLD	Semi-detached
1999-07-23	£59,000	11 MORLEY FOLD	Detached
1998-11-09	£57,000	5 MORLEY FOLD	Semi-detached
1998-07-10	£59,500	17 MORLEY FOLD	Semi-detached
1997-05-30	£59,500	7 MORLEY FOLD	Semi-detached
1996-11-01	£56,000	15 MORLEY FOLD	Semi-detached
1996-03-08	£60,000	1 MORLEY FOLD	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	0.5 mi	Primary	Good (2023)
Denby Church of England Voluntary Aided First School	0.8 mi	Primary	Report card →
St Aidan's Church of England Academy	1.2 mi	Primary	Report card →
Cumberworth CofE First School	1.2 mi	Primary	Report card →
Shelley College, A Share Academy	1.4 mi	Secondary	Report card →
Skelmanthorpe Academy	1.5 mi	Primary	Good (2020)

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 stations: Denby Dale (0.3 mi) · Shepley (2.3 mi) · Stocksmoor (3.2 mi)

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

Flood risk

Flood risk at this postcode: High — 6 properties here fall in an at-risk band (4 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 8XD
Average sold price	£298,195	£327,621	£118,729
Population	44,677	18,055	—
Deprivation decile	8/10	8/10	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8XD
Crimes recorded	92	11	—
Schools	20	7	—
Flood risk	High	High	High
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8XD.

[Compare conveyancing quotes →](#)

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