

# Property report — HD8 8AP

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
2023-10-17	£355,000	77 MARSH LANE	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2023-02-09	£280,000	66 MARSH LANE	Terraced
2022-09-28	£260,000	36 MARSH LANE	Terraced
2022-06-15	£860,000	78 MARSH LANE	Detached
2021-12-17	£305,000	105 MARSH LANE	Detached
2021-03-26	£715,000	105A MARSH LANE	Detached
2021-03-05	£253,950	66 MARSH LANE	Terraced
2020-03-04	£180,000	58 MARSH LANE	Terraced
2019-08-13	£252,500	72 MARSH LANE	Semi-detached
2018-12-07	£475,000	76 MARSH LANE	Detached
2018-11-23	£217,650	36B MARSH LANE	Semi-detached
2018-01-12	£310,000	78 MARSH LANE	Detached
2017-08-30	£620,000	105B MARSH LANE	Detached
2016-11-10	£555,000	56 MARSH LANE	Other
2016-05-31	£139,000	40 MARSH LANE	Semi-detached
2014-08-11	£535,000	103A MARSH LANE	Detached
2013-03-13	£515,000	103A MARSH LANE	Detached
2012-10-12	£120,000	62 MARSH LANE	Terraced
2012-09-28	£180,000	36 MARSH LANE	Terraced
2009-10-30	£200,000	36B MARSH LANE	Semi-detached
2009-08-10	£499,999	105B MARSH LANE	Detached
2009-06-15	£488,000	105A MARSH LANE	Detached
2009-04-30	£305,000	103 MARSH LANE	Detached
2007-04-11	£272,000	76 MARSH LANE	Detached
2007-04-11	£440,000	105 MARSH LANE	Detached
2006-12-21	£145,000	60 MARSH LANE	Terraced
2006-11-10	£155,950	58 MARSH LANE	Terraced

Date	Price	Address	Type
2006-10-20	£370,000	103 MARSH LANE	Detached
2005-12-21	£119,950	58 MARSH LANE	Terraced
2004-11-23	£197,000	77 MARSH LANE	Detached
2004-07-02	£194,950	83 MARSH LANE	Detached
2003-03-24	£290,000	95 MARSH LANE	Detached
2001-09-21	£117,000	79 MARSH LANE	Detached
1998-08-28	£155,000	105 MARSH LANE	Detached
1998-05-08	£55,000	62 MARSH LANE	Terraced
1998-02-03	£156,000	105 MARSH LANE	Detached
1997-07-16	£60,000	36B MARSH LANE	Semi-detached
1996-08-15	£53,000	36 MARSH LANE	Semi-detached
1995-04-27	£87,000	103 MARSH LANE	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Shepley First School	0.3 mi	Primary	Good (2024)
Shelley First School	1.1 mi	Primary	Good (2023)
Birdsedge First School	1.4 mi	Primary	Good (2022)
Cumberworth CofE First School	1.4 mi	Primary	—
Thurstonland Endowed Voluntary Controlled First School	1.6 mi	Primary	—
New Mill Junior School	2.0 mi	Primary	Outstanding (2024)

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

## Flood risk

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No modelled flood risk is recorded for HD8 8AP 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?

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Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8AP
Average sold price	£298,195	£327,621	£294,588
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.

## Your next steps

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### 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 8AP.

**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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