

# Property report — HD8 8BB

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
2023-11-20	£228,600	5 HOLMFIRTH ROAD	Semi-detached
2022-06-24	£240,000	11 HOLMFIRTH ROAD	Terraced
2018-09-28	£385,000	2D HOLMFIRTH ROAD	Detached
2018-07-27	£280,000	9 HOLMFIRTH ROAD	Terraced
2018-05-01	£335,000	2B HOLMFIRTH ROAD	Detached
2017-01-16	£365,000	2C HOLMFIRTH ROAD	Detached
2016-11-25	£137,500	8 HOLMFIRTH ROAD	Terraced
2014-04-16	£335,000	2C HOLMFIRTH ROAD	Detached
2014-04-07	£156,000	11 HOLMFIRTH ROAD	Terraced
2013-12-13	£184,000	5 HOLMFIRTH ROAD	Semi-detached
2013-05-31	£130,000	2D HOLMFIRTH ROAD	Detached
2013-05-28	£140,000	8 HOLMFIRTH ROAD	Terraced
2013-04-18	£325,000	2B HOLMFIRTH ROAD	Detached
2012-05-15	£147,500	13 HOLMFIRTH ROAD	Terraced
2007-07-20	£230,000	16 HOLMFIRTH ROAD	Detached
2006-11-23	£215,000	5 HOLMFIRTH ROAD	

Date	Price	Address	Type
			Semi-detached
2006-07-21	£188,000	8 HOLMFIRTH ROAD	Terraced
2006-04-04	£150,000	4 HOLMFIRTH ROAD	Semi-detached
2006-01-09	£147,000	9 HOLMFIRTH ROAD	Terraced
2004-04-01	£665,000	SPRINGHEAD HOUSE, 15 HOLMFIRTH ROAD	Detached
2004-02-27	£101,000	4 HOLMFIRTH ROAD	Semi-detached
2002-11-06	£76,000	2 HOLMFIRTH ROAD	Semi-detached
2002-04-23	£28,000	6 HOLMFIRTH ROAD	Detached
2001-07-19	£61,500	4 HOLMFIRTH ROAD	Semi-detached
2001-07-04	£347,000	SPRINGHEAD HOUSE, 15 HOLMFIRTH ROAD	Detached
2001-06-29	£67,000	2 HOLMFIRTH ROAD	Semi-detached
1998-08-28	£72,500	5 HOLMFIRTH ROAD	Semi-detached
1998-05-22	£64,000	13 HOLMFIRTH ROAD	Semi-detached
1996-07-23	£60,000	13 HOLMFIRTH ROAD	Semi-detached

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

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
			104 m <sup>2</sup>		2025

Address	EPC	Potential	Floor area	Type	Assessed
11a Holmfirth Road, HUDDERSFIELD	<b>C</b>	<b>B</b>		End-terrace house	
5 Holmfirth Road, HUDDERSFIELD	<b>E</b>	<b>C</b>	139 m <sup>2</sup>	Semi-detached house	2022
11 HOLMFIRTH ROAD, HUDDERSFIELD	<b>C</b>	<b>B</b>	84 m <sup>2</sup>	Mid-terrace house	2021
8, Holmfirth Road, HUDDERSFIELD	<b>D</b>	<b>B</b>	76 m <sup>2</sup>	Semi-detached house	2020
7, Holmfirth Road, HUDDERSFIELD	<b>E</b>	<b>C</b>	125 m <sup>2</sup>	Semi-detached house	2018
2d, Holmfirth Road, HUDDERSFIELD	<b>C</b>	<b>B</b>	249 m <sup>2</sup>	Detached bungalow	2018
2b, Holmfirth Road, HUDDERSFIELD	<b>C</b>	<b>B</b>	126 m <sup>2</sup>	Detached house	2017
11, Holmfirth Road, HUDDERSFIELD	<b>D</b>	<b>B</b>	84 m <sup>2</sup>	Mid-terrace house	2014
2, Holmfirth Road, HUDDERSFIELD	<b>E</b>	<b>B</b>	82 m <sup>2</sup>	Semi-detached house	2014
2a, Holmfirth Road, HUDDERSFIELD	<b>F</b>	<b>D</b>	155 m <sup>2</sup>	Detached house	2014
2c, Holmfirth Road, HUDDERSFIELD	<b>B</b>	<b>B</b>	131 m <sup>2</sup>	Detached house	2014
11, Holmfirth Road, HUDDERSFIELD	<b>D</b>	<b>B</b>	89 m <sup>2</sup>	Mid-terrace house	2013

12 certificates for HD8 8BB. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

## Nearest schools

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School	Distance	Phase	Ofsted
<a href="#">Shepley First School</a>	0.5 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Birdsedge First School</a>	0.8 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Cumberworth CofE First School</a>	1.0 mi	Primary	<a href="#">Report card</a> <a href="#">→</a>
<a href="#">Shelley First School</a>	1.5 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Thurstonland Endowed Voluntary Controlled First School</a>	2.1 mi	Primary	<a href="#">Report card</a> <a href="#">→</a>
<a href="#">Shelley College, A Share Academy</a>	2.2 mi	Secondary	<a href="#">Report card</a> <a href="#">→</a>

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

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**Nearest GP surgeries:** SHEPLEY PRIMARY CARE LIMITED (0.7 mi) · KIRKBURTON HEALTH CENTRE (2.3 mi) · SKELMANTHORPE FAMILY DOCTORS (2.7 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.1 mi)

**Nearest listed buildings:** LANE HEAD HOUSE (Grade II) (0.2 mi) · CLIFFE HOUSE (Grade II) (0.4 mi) · Shepley War Memorial (Grade II) (0.5 mi)

**Nearest pharmacies:** SHEPLEY PHARMACY (0.7 mi) · NEW MILL PHARMACY (1.9 mi) · THE VALLEY PHARMACY (1.9 mi)

**Nearest stations:** Shepley (0.9 mi) · Stocksmoor (1.4 mi) · Denby Dale (1.9 mi)

**Nearest supermarkets:** The Co-operative Food (0.2 mi) · The Co-operative Food (0.6 mi) · The Co-operative Food (2.5 mi)

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

## Who lives here

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Median age

48

One-person households

25%  
Households with children  
28%  
Households  
7,652

Owned 82% · Social rent 4% · Private rent 13%

Census 2021 (ONS), for the HD8 8 area.

## Flood risk

No modelled flood risk is recorded for HD8 8BB 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 8BB
Average sold price	£298,195	£327,621	£202,090
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

### 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 8BB.

[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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