

Property report — HD8 8SU

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
2025-11-21	£505,558	254A WAKEFIELD ROAD	Detached
2024-10-30	£495,250	234 WAKEFIELD ROAD	Detached
2024-05-14	£500,000	STONEY CROFT, 236 WAKEFIELD ROAD	Detached
2022-12-06	£510,000	234 WAKEFIELD ROAD	Detached
2021-09-08	£525,000	242 WAKEFIELD ROAD	Detached
2021-05-14	£685,000	256 WAKEFIELD ROAD	Detached
2021-02-08	£640,000	HIGHFIELD HOUSE WAKEFIELD ROAD	Semi-detached
2019-11-28	£449,000	242 WAKEFIELD ROAD	Detached
2018-11-16	£550,000	DALE VIEW, 254B WAKEFIELD ROAD	Detached
2018-10-12	£490,000	HIGHFIELD LODGE WAKEFIELD ROAD	Detached
2017-10-05	£430,000	236 WAKEFIELD ROAD	Detached
2017-08-21	£525,000	EASTFIELD HOUSE WAKEFIELD ROAD	Detached
2016-12-12	£365,000	242 WAKEFIELD ROAD	Detached
2016-12-09	£300,000	234 WAKEFIELD ROAD	Detached
2016-10-19	£215,000	250 WAKEFIELD ROAD	Detached
2015-07-31	£315,000	244A WAKEFIELD ROAD	Detached
2013-07-12	£220,000	244 WAKEFIELD ROAD	Detached

Date	Price	Address	Type
2011-07-01	£518,000	246 WAKEFIELD ROAD	Detached
2006-11-24	£420,000	250A WAKEFIELD ROAD	Detached
2006-02-24	£249,995	HIGHFIELD LODGE, 253 WAKEFIELD ROAD	Detached
2005-01-12	£327,000	HIGHFIELD HOUSE, 248 WAKEFIELD ROAD	Semi-detached
2004-04-30	£410,000	238 WAKEFIELD ROAD	Detached
2002-11-21	£100,000	256 WAKEFIELD ROAD	Semi-detached
2001-10-01	£120,000	HIGHFIELD LODGE, 253 WAKEFIELD ROAD	Detached
2000-05-31	£150,000	254 WAKEFIELD ROAD	Detached
1999-09-06	£145,000	252 WAKEFIELD ROAD	Detached
1997-11-06	£192,000	246 WAKEFIELD ROAD	Detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
254a Wakefield Road, HUDDERSFIELD	D	C	150 m ²	Detached house	2025
236 Wakefield Road, HUDDERSFIELD	D	C	274 m ²	Detached house	2023
258 Wakefield Road, HUDDERSFIELD	D	C	222 m ²	Detached bungalow	2022
DEARNE VIEW, HUDDERSFIELD	C	B	244 m ²	[object Object]	2020
HIGHFIELD HOUSE, HUDDERSFIELD	C	B	208 m ²	Semi-detached house	2020

Address	EPC	Potential	Floor area	Type	Assessed
234, Wakefield Road, HUDDERSFIELD	D	C	111 m ²	[object Object]	2016
254b, Wakefield Road, HUDDERSFIELD	C	C	346 m ²	[object Object]	2016
242, Wakefield Road, HUDDERSFIELD	D	C	167 m ²	[object Object]	2016
236, Wakefield Road, HUDDERSFIELD	D	C	225 m ²	Detached house	2013
Eastfield House, HUDDERSFIELD	D	B	153 m ²	Detached house	2013
244, Wakefield Road, HUDDERSFIELD	D	C	99 m ²	Detached house	2012
244a, Wakefield Road, HUDDERSFIELD	B	B	165 m ²	Detached house	2012

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

Nearest schools

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	0.4 mi	Primary	Good (2023)
St Aidan's Church of England Academy	0.7 mi	Primary	Report card →
Skelmanthorpe Academy	0.9 mi	Primary	Good (2020)
Scissett Middle School	1.0 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.1 mi	Primary	Report card →
Shelley College, A Share Academy	1.3 mi	Secondary	Report card →

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 GP surgeries: DEARNE VALLEY HEALTH CENTRE (0.9 mi) · SKELMANTHORPE FAMILY DOCTORS (0.9 mi) · SHEPLEY PRIMARY CARE LIMITED (2.9 mi)

Nearest listed buildings: MILEPOST OPPOSITE NO 268A (Grade II) (0.2 mi) · MAIN BARN TO GILTHWAITES FARM (TO NORTH EAST OF FARMHOUSE) (Grade II) (0.4 mi) · GILTHWAITES FARMHOUSE (Grade II) (0.4 mi)

Nearest pharmacies: DENBY PHARMACY (0.6 mi) · WELL (0.9 mi) · WELL (0.9 mi)

Nearest stations: Denby Dale (1.0 mi) · Shepley (2.7 mi) · Stocksmoor (3.5 mi)

Nearest supermarkets: Co-op Food (0.9 mi) · The Co-operative Food (2.6 mi) · The Co-operative Food (2.8 mi)

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

Who lives here

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 8SU 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 8SU
Average sold price	£298,195	£327,621	£383,400
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%	92%
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 →](#)

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 8SU.

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