

# Property report — HD8 8XG

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
2022-06-23	£72,500	10 BARNSELEY ROAD	Terraced
2022-05-30	£116,600	12 BARNSELEY ROAD	Terraced
2013-08-30	£118,000	10 BARNSELEY ROAD	Terraced
2012-06-01	£113,500	10A BARNSELEY ROAD	Terraced
2007-09-13	£155,000	10A BARNSELEY ROAD	Semi-detached
2007-09-10	£114,950	10 BARNSELEY ROAD	Terraced
2005-04-29	£95,000	10 BARNSELEY ROAD	Terraced
2003-10-27	£52,500	12 BARNSELEY ROAD	Terraced
2003-05-09	£57,500	10 BARNSELEY ROAD	Terraced
2000-06-30	£42,000	10 BARNSELEY ROAD	Terraced
1997-01-31	£65,950	14 BARNSELEY ROAD	Semi-detached
1996-04-04	£39,500	9 - 11 BARNSELEY ROAD	Terraced
1995-04-28	£39,500	10 BARNSELEY ROAD	Terraced

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

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
10 Barnsley Road, HUDDERSFIELD	<b>D</b>	<b>B</b>	54 m <sup>2</sup>	Mid-terrace house	2021
9-11, HUDDERSFIELD	<b>D</b>	<b>C</b>	127 m <sup>2</sup>	End-terrace house	2021
10a, Barnsley Road, HUDDERSFIELD	<b>E</b>	<b>B</b>	65 m <sup>2</sup>	Semi-detached house	2014
9-11, Barnsley Road, HUDDERSFIELD	<b>E</b>	<b>C</b>	157 m <sup>2</sup>	Semi-detached house	2014
12, Barnsley Road, HUDDERSFIELD	<b>E</b>	<b>B</b>	49 m <sup>2</sup>	Mid-terrace house	2013

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Cumberworth CofE First School</a>	0.5 mi	Primary	<a href="#">Report card</a> →
<a href="#">Birdsedge First School</a>	0.6 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Shepley First School</a>	0.7 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Shelley First School</a>	1.4 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Shelley College, A Share Academy</a>	1.7 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Denby Church of England Voluntary Aided First School</a>	1.8 mi	Primary	<a href="#">Report card</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 (1.0 mi) · SKELMANTHORPE FAMILY DOCTORS (2.1 mi) · KIRKBURTON HEALTH CENTRE (2.3 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.7 mi)

**Nearest listed buildings:** 31, CARR HILL ROAD (Grade II) (0.3 mi) · THE CROWN AND ADJOINING HOUSE (Grade II) (0.5 mi) · Church of England School (Grade II) (0.5 mi)

**Nearest pharmacies:** SHEPLEY PHARMACY (1.0 mi) · DENBY PHARMACY (1.8 mi) · WELL (2.1 mi)

**Nearest stations:** Shepley (1.0 mi) · Denby Dale (1.3 mi) · Stocksmoor (1.7 mi)

**Nearest supermarkets:** The Co-operative Food (0.4 mi) · The Co-operative Food (0.8 mi) · Co-op Food (2.1 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

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No modelled flood risk is recorded for HD8 8XG 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 8XG
Average sold price	£298,195	£327,621	£83,269
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 8XG.

[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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