

Property report — HD8 8YG

Open-data due diligence for HD8 8YG and the area around it.

HD8 8YG in brief: 23 recorded sales (£60,000–£1,700,000) · no modelled flood risk · 6 schools nearby.

What scope is each figure? Sold sales, broadband and flood risk are for **HD8 8YG** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD8 8** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

£327,621

SECTOR HD8 8 · 203 sales

POPULATION

18,055

SECTOR HD8 8

CRIMES RECORDED

11

SECTOR HD8 8 · Apr 26

SCHOOLS

7

SECTOR HD8 8

FLOOD RISK

None modelled

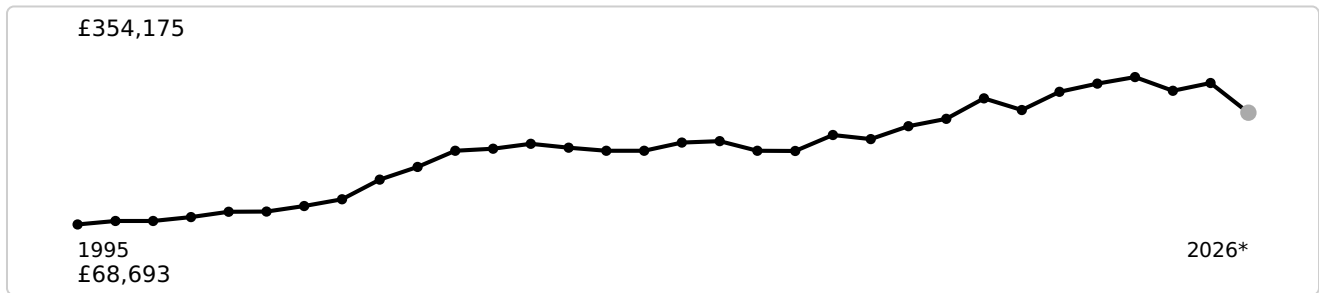
THIS POSTCODE

GIGABIT BROADBAND

88%

SECTOR HD8 8 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD8 8, 1995-2026. **2026 is a part year** (41 sales so far) — shown greyed. Hover a point to read its value. Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-10-10	£250,000	5 NETHERDALE COURT	Detached
2025-04-17	£1,700,000	7 NETHERDALE COURT	Detached
2023-10-27	£420,000	4 NETHERDALE COURT	Terraced
2023-06-21	£385,000	6 NETHERDALE COURT	Semi-detached
2022-07-08	£425,000	1 NETHERDALE COURT	Detached
2021-03-12	£370,000	3 NETHERDALE COURT	Detached
2019-08-06	£288,000	1 NETHERDALE COURT	Other
2019-02-04	£1,150,000	7 NETHERDALE COURT	Detached
2018-08-08	£1,230,000	7 NETHERDALE COURT	Detached
2014-05-09	£265,000	1 NETHERDALE COURT	Terraced
2012-07-12	£240,000	1 NETHERDALE COURT	Terraced
2009-11-19	£325,000	4 NETHERDALE COURT	Terraced
2009-09-25	£320,000	4 NETHERDALE COURT	Terraced
2009-07-16	£249,000	3 NETHERDALE COURT	Detached
2006-06-30	£247,500	3 NETHERDALE COURT	Detached
2004-03-05	£145,000	2 NETHERDALE COURT	Terraced
2002-07-05	£240,000	4 NETHERDALE COURT	Terraced

Date	Price	Address	Type
2002-05-01	£92,000	5 NETHERDALE COURT	Detached
2001-12-07	£177,000	6 NETHERDALE COURT	Semi-detached
1997-03-21	£129,000	6 NETHERDALE COURT	Semi-detached
1996-05-14	£321,141	7 NETHERDALE COURT	Detached
1995-12-08	£60,000	5 NETHERDALE COURT	Detached
1995-08-25	£105,000	3 NETHERDALE COURT	Detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
1 Netherdale Court, HUDDERSFIELD	D	A	95 m ²	End-terrace house	2022
4 Netherdale Court, HUDDERSFIELD	D	B	163 m ²	End-terrace house	2022
6 Netherdale Court, HUDDERSFIELD	C	B	122 m ²	Semi-detached house	2022
5 NETHERDALE COURT, HUDDERSFIELD	C	B	58 m ²	End-terrace house	2021
7, Netherdale Court, HUDDERSFIELD	C	B	356 m ²	Detached house	2016

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

Nearest schools

School	Distance	Phase	Ofsted
Denby Dale First and Nursery School	1.3 mi	Primary	Good (2023)

School	Distance	Phase	Ofsted
Denby Church of England Voluntary Aided First School	1.4 mi	Primary	Report card →
Scissett Middle School	1.7 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.7 mi	Primary	Report card →
Hoylandswaine Primary School	1.8 mi	Primary	Inadequate (2022)
St Aidan's Church of England Academy	1.8 mi	Primary	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 (1.5 mi) · SKELMANTHORPE FAMILY DOCTORS (2.0 mi) · KINGSWELL SURGERY PMS PRACTICE (2.8 mi)

Nearest listed buildings: FARMHOUSE AT NETHER END NURSERIES (Grade II) (0.0 mi) · NETHER END FARMHOUSE (Grade II) (0.0 mi) · CRUCK BARN ADJOINING AND TO NORTH OF NETHER END FARMHOUSE (Grade II*) (0.0 mi)

Nearest pharmacies: DENBY PHARMACY (1.1 mi) · WELL (1.5 mi) · WELL (2.0 mi)

Nearest stations: Denby Dale (1.5 mi) · Penistone (2.9 mi) · Silkstone Common (3.5 mi)

Nearest supermarkets: Co-op Food (1.9 mi) · Tesco (2.8 mi) · Co-op Food (2.9 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 HD8 8.

Recorded crime trend



Recorded crimes per month in HD8 8 (May 24–Apr 26, average 20/month). Hover a point to read the count. Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD8 8YG in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

How granular is this?

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8YG
Average sold price	£298,195	£327,621	£397,115
Population	44,677	18,055	—
Deprivation decile (1 = most deprived)	8/10	8/10	—
Crimes recorded	92	11	—
Schools	20	7	—

Measure	DISTRICT HD8	SECTOR HD8 8	POSTCODE HD8 8YG
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 8YG.

[Compare conveyancing quotes →](#)

Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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Report generated 28 June 2026. Open data is refreshed periodically; HM Land Registry Price Paid typically lags by around two months, so the most recent sales may not appear yet.

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