

Property report — HD8 9AR

Open-data due diligence for the HD8 9 area (the finest level UK open data publishes).

AVG SOLD PRICE

£267,257

sector HD8 9 · 289 sales

POPULATION

13,322

sector HD8 9

CRIMES RECORDED

25

sector HD8 9 · 2026-04

SCHOOLS

8

sector HD8 9

FLOOD RISK

High

sector HD8 9

GIGABIT BROADBAND

88%

sector HD8 9 of premises

Sold-price trend (1995-2026)



Average sold price in sector HD8 9 by year, 1995-2026 (latest £256,896). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-11-26	£590,000	17 HUDDERSFIELD ROAD	Terraced
2024-07-11	£406,000	95 HUDDERSFIELD ROAD	Detached
2024-06-21	£355,000	63 HUDDERSFIELD ROAD	Detached
2023-07-03	£252,500	31 HUDDERSFIELD ROAD	Terraced
2022-11-08	£258,500	53 HUDDERSFIELD ROAD	Semi-detached
2022-04-01	£405,000	81A HUDDERSFIELD ROAD	Detached
2022-01-20	£470,000	63A HUDDERSFIELD ROAD	Detached
2021-12-17	£400,000	81 HUDDERSFIELD ROAD	Detached
2021-02-26	£515,000	35A HUDDERSFIELD ROAD	Detached
2021-01-15	£525,000	35B HUDDERSFIELD ROAD	Detached
2020-12-10	£295,000	69 HUDDERSFIELD ROAD	Detached
2019-08-09	£380,000	81 HUDDERSFIELD ROAD	Detached
2019-03-08	£420,000	79A HUDDERSFIELD ROAD	Detached
2018-11-22	£182,000	71 HUDDERSFIELD ROAD	Detached
2018-01-31	£200,000	35 HUDDERSFIELD ROAD	Detached
2017-10-27	£365,000	79A HUDDERSFIELD ROAD	Detached
2017-07-20	£415,000	77A HUDDERSFIELD ROAD	Detached

Date	Price	Address	Type
2016-09-16	£267,500	75A HUDDERSFIELD ROAD	Detached
2014-08-04	£169,000	31 HUDDERSFIELD ROAD	Terraced
2014-04-23	£60,000	43 HUDDERSFIELD ROAD	Terraced
2014-04-11	£390,000	79 HUDDERSFIELD ROAD	Detached
2012-11-30	£86,500	41 HUDDERSFIELD ROAD	Terraced
2012-09-20	£283,000	17 HUDDERSFIELD ROAD	Terraced
2009-10-16	£260,000	95 HUDDERSFIELD ROAD	Detached
2008-11-07	£110,000	31 HUDDERSFIELD ROAD	Terraced
2008-02-22	£249,950	77 HUDDERSFIELD ROAD	Detached
2007-08-30	£207,000	71 HUDDERSFIELD ROAD	Detached
2007-06-15	£402,500	77A HUDDERSFIELD ROAD	Detached
2007-05-18	£465,000	91 HUDDERSFIELD ROAD	Detached
2006-12-21	£430,000	63A HUDDERSFIELD ROAD	Detached
2006-08-22	£152,950	53 HUDDERSFIELD ROAD	Semi-detached
2005-09-30	£124,000	21 HUDDERSFIELD ROAD	Semi-detached
2005-09-23	£118,000	41 HUDDERSFIELD ROAD	Terraced
2005-01-07	£222,000	89 HUDDERSFIELD ROAD	Detached
2004-11-03	£148,000	35 HUDDERSFIELD ROAD	Detached
2004-04-02	£163,000	71 HUDDERSFIELD ROAD	Detached
2003-04-04	£105,000	73 HUDDERSFIELD ROAD	Detached
2002-07-05	£63,500	65 HUDDERSFIELD ROAD	Semi-detached
2002-05-30	£183,000	75B HUDDERSFIELD ROAD	Detached
2002-04-12	£56,000	55 HUDDERSFIELD ROAD	Terraced
2001-11-09	£55,000	61 HUDDERSFIELD ROAD	Terraced
2001-09-10	£52,500	41 HUDDERSFIELD ROAD	Terraced
2001-08-10	£48,000	25 HUDDERSFIELD ROAD	Terraced

Date	Price	Address	Type
2001-04-05	£139,500	75A HUDDERSFIELD ROAD	Detached
2001-01-09	£105,000	75 HUDDERSFIELD ROAD	Detached
2000-11-24	£120,000	77 HUDDERSFIELD ROAD	Detached
2000-08-07	£138,500	79A HUDDERSFIELD ROAD	Detached
2000-02-04	£115,000	79 HUDDERSFIELD ROAD	Detached
1999-07-06	£65,000	77 HUDDERSFIELD ROAD	Detached
1999-06-30	£28,000	31 HUDDERSFIELD ROAD	Terraced
1999-06-22	£115,000	75A HUDDERSFIELD ROAD	Detached
1999-05-28	£122,500	95 HUDDERSFIELD ROAD	Detached
1998-09-09	£69,450	71 HUDDERSFIELD ROAD	Detached
1998-04-08	£55,000	63 HUDDERSFIELD ROAD	Detached
1998-01-16	£57,000	47 HUDDERSFIELD ROAD	Semi-detached
1997-01-23	£74,500	19 HUDDERSFIELD ROAD	Detached
1996-11-08	£43,000	55 HUDDERSFIELD ROAD	Terraced
1996-10-01	£42,500	41 HUDDERSFIELD ROAD	Terraced
1996-07-11	£65,000	87 HUDDERSFIELD ROAD	Detached
1995-12-15	£35,000	25 HUDDERSFIELD ROAD	Terraced
1995-08-25	£95,000	95 HUDDERSFIELD ROAD	Detached
1995-07-07	£40,000	21 HUDDERSFIELD ROAD	Semi-detached
1995-01-20	£38,000	61 HUDDERSFIELD ROAD	Terraced

63 recorded sales on HD8 9AR. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Shelley College, A Share Academy	0.2 mi	Secondary	Report card →

School	Distance	Phase	Ofsted
St Aidan's Church of England Academy	0.4 mi	Primary	Report card →
Skelmanthorpe Academy	0.6 mi	Primary	Good (2020)
Denby Dale First and Nursery School	1.0 mi	Primary	Good (2023)
Scissett Middle School	1.3 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.4 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: SKELMANTHORPE FAMILY DOCTORS (0.4 mi) · DEARNE VALLEY HEALTH CENTRE (1.4 mi) · KIRKBURTON HEALTH CENTRE (2.1 mi)

Nearest listed buildings: 1, WOOD STREET (Grade II) (0.1 mi) · CHURCH OF ST AIDAN (Grade II) (0.2 mi) · 5, COMMERCIAL ROAD (Grade II) (0.3 mi)

Nearest pharmacies: WELL (0.4 mi) · DENBY PHARMACY (1.3 mi) · WELL (1.4 mi)

Nearest stations: Denby Dale (1.3 mi) · Shepley (1.9 mi) · Stocksmoor (2.6 mi)

Nearest supermarkets: Co-op Food (0.4 mi) · The Co-operative Food (2.1 mi) · The Co-operative Food (2.2 mi)

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

Who lives here

Median age

48

One-person households

27%

Households with children

27%

Households

5,694

Owned 78% · Social rent 8% · Private rent 14%

Census 2021 (ONS), for the HD8 9 area.

Flood risk

No modelled flood risk is recorded for HD8 9AR 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 9	POSTCODE HD8 9AR
Average sold price	£298,195	£267,257	£204,260
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	96%
Superfast broadband	98%	98%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD8 9); 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 9AR.

[Compare conveyancing quotes →](#)

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