

Property report — HD8 9BE

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)



Annual **average (mean)** sold price in HD8 9, 1995-2026 (latest £256,896). Hover a point to read its value.
Source: HM Land Registry Price Paid.

Sold prices on this postcode

| Date | Price | Address | Type |
|------------|----------|-------------------|---------------|
| 2025-10-17 | £460,000 | 17 SPENCER STREET | Detached |
| 2025-08-29 | £290,000 | 7 SPENCER STREET | Terraced |
| 2025-04-25 | £249,950 | 36 SPENCER STREET | Terraced |
| 2024-12-06 | £364,500 | 11 SPENCER STREET | Detached |
| 2024-08-30 | £178,605 | 30 SPENCER STREET | Terraced |
| 2024-08-02 | £380,000 | 9 SPENCER STREET | Detached |
| 2021-10-11 | £250,000 | 7 SPENCER STREET | Terraced |
| 2020-11-13 | £230,000 | 12 SPENCER STREET | Semi-detached |
| 2020-06-11 | £320,000 | 17 SPENCER STREET | Detached |
| 2019-08-05 | £142,500 | 14 SPENCER STREET | Terraced |
| 2019-05-13 | £150,000 | 7 SPENCER STREET | Terraced |
| 2016-08-23 | £125,000 | 14 SPENCER STREET | Terraced |
| 2015-11-27 | £145,000 | 3 SPENCER STREET | Terraced |
| 2015-04-24 | £147,500 | 10 SPENCER STREET | Semi-detached |
| 2013-09-13 | £275,000 | 23 SPENCER STREET | Detached |
| 2012-12-19 | £145,000 | 36 SPENCER STREET | Terraced |
| 2010-03-31 | £130,000 | 20 SPENCER STREET | Semi-detached |

| Date | Price | Address | Type |
|-------------|--------------|-------------------|---------------|
| 2009-11-12 | £180,000 | 9 SPENCER STREET | Detached |
| 2008-10-31 | £115,000 | 2 SPENCER STREET | Semi-detached |
| 2008-05-15 | £125,000 | 6 SPENCER STREET | Semi-detached |
| 2007-04-03 | £158,000 | 8 SPENCER STREET | Semi-detached |
| 2006-12-21 | £115,000 | 10 SPENCER STREET | Terraced |
| 2006-12-07 | £268,000 | 19 SPENCER STREET | Detached |
| 2005-11-11 | £112,500 | 14 SPENCER STREET | Terraced |
| 2004-06-30 | £150,000 | 4 SPENCER STREET | Terraced |
| 2003-08-21 | £90,000 | 22 SPENCER STREET | Terraced |
| 2003-07-18 | £39,000 | 34 SPENCER STREET | Terraced |
| 2003-04-02 | £55,000 | 16 SPENCER STREET | Terraced |
| 2003-01-24 | £67,000 | 28 SPENCER STREET | Terraced |
| 2002-02-22 | £42,950 | 18 SPENCER STREET | Terraced |
| 2001-11-19 | £56,000 | 38 SPENCER STREET | Terraced |
| 2001-07-11 | £67,500 | 9 SPENCER STREET | Detached |
| 2001-06-20 | £51,950 | 36 SPENCER STREET | Terraced |
| 2000-02-11 | £102,000 | 17 SPENCER STREET | Detached |
| 1999-10-01 | £45,000 | 38 SPENCER STREET | Terraced |
| 1997-06-17 | £55,000 | 4 SPENCER STREET | Terraced |
| 1997-06-13 | £46,500 | 38 SPENCER STREET | Terraced |
| 1996-11-08 | £51,000 | 36 SPENCER STREET | Terraced |
| 1996-05-10 | £39,000 | 14 SPENCER STREET | Terraced |

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

Energy performance (EPC)

| Address | EPC | Potential | Floor area | Type | Assessed |
|----------------------------------|----------|-----------|--------------------|---------------------|----------|
| 13 Spencer Street, HUDDERSFIELD | B | B | 195 m ² | Detached house | 2026 |
| 6 Spencer Street, HUDDERSFIELD | D | C | 73 m ² | Semi-detached house | 2026 |
| 2 Spencer Street, HUDDERSFIELD | D | C | 73 m ² | Semi-detached house | 2026 |
| 3 Spencer Street, HUDDERSFIELD | E | C | 80 m ² | Semi-detached house | 2025 |
| 36 Spencer Street, HUDDERSFIELD | C | B | 95 m ² | Mid-terrace house | 2024 |
| 9 Spencer Street, HUDDERSFIELD | C | C | 134 m ² | Detached house | 2024 |
| 2a Spencer Street, HUDDERSFIELD | B | A | 96 m ² | Detached house | 2024 |
| 11 Spencer Street, HUDDERSFIELD | D | C | 105 m ² | Detached house | 2023 |
| 30 Spencer Street, HUDDERSFIELD | D | B | 69 m ² | End-terrace house | 2023 |
| 7, Spencer Street, HUDDERSFIELD | D | C | 122 m ² | Semi-detached house | 2020 |
| 2, Spencer Street, HUDDERSFIELD | D | B | 73 m ² | Semi-detached house | 2020 |
| 17, Spencer Street, HUDDERSFIELD | C | C | 123 m ² | Detached house | 2020 |

12 certificates for HD8 9BE. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

Nearest schools

| School | Distance | Phase | Ofsted |
|--|----------|-------------------------|--|
| Skelmanthorpe Academy | 0.3 mi | Primary | Good (2020) |
| St Aidan's Church of England Academy | 0.4 mi | Primary | Report card → |
| Shelley College, A Share Academy | 0.6 mi | Secondary | Report card → |
| Scissett Middle School | 1.0 mi | Middle deemed secondary | Good (2019) |
| Denby Dale First and Nursery School | 1.1 mi | Primary | Good (2023) |
| Scissett Church of England Academy | 1.1 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 (0.2 mi) · DEARNE VALLEY HEALTH CENTRE (1.1 mi) · KIRKBURTON HEALTH CENTRE (2.2 mi)

Nearest listed buildings: 39 41 AND 43, STATION ROAD (Grade II) (0.1 mi) · 5, COMMERCIAL ROAD (Grade II) (0.2 mi) · FORECOURT WALL AND GATES TO CENTRAL METHODIST CHURCH (Grade II) (0.2 mi)

Nearest pharmacies: WELL (0.2 mi) · WELL (1.1 mi) · DENBY PHARMACY (1.4 mi)

Nearest stations: Denby Dale (1.6 mi) · Shepley (2.2 mi) · Stocksmoor (2.9 mi)

Nearest supermarkets: Co-op Food (0.2 mi) · The Co-operative Food (2.5 mi) · The Co-operative Food (2.6 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 HD8 9.

Flood risk

No modelled flood risk is recorded for HD8 9BE 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 9BE |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £298,195 | £267,257 | £154,217 |
| 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% | 39% |
| 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 9BE.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.