

Property report — HD8 9BR

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
2025-07-17	£447,500	11 CROSS LANE	Detached
2021-09-03	£350,000	7 CROSS LANE	Detached
2016-08-05	£177,500	15 CROSS LANE	Detached
2016-06-10	£300,000	9 CROSS LANE	Detached
2015-12-22	£235,000	9 CROSS LANE	Detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
11 Cross Lane, HUDDERSFIELD	D	B	90 m ²	Detached bungalow	2024
7 CROSS LANE, HUDDERSFIELD	D	C	135 m ²	[object Object]	2021
15, Cross Lane, HUDDERSFIELD	D	B	52 m ²	[object Object]	2016
9, Cross Lane, HUDDERSFIELD	E	B	90 m ²	[object Object]	2015

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

Nearest schools

School	Distance	Phase	Ofsted
St Aidan's Church of England Academy	0.1 mi	Primary	Report card →
Skelmanthorpe Academy	0.4 mi	Primary	Good (2020)
Denby Dale First and Nursery School	0.6 mi	Primary	Good (2023)
Shelley College, A Share Academy	0.7 mi	Secondary	Report card →
Scissett Middle School	1.0 mi	Middle deemed secondary	Good (2019)
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 (0.3 mi) · DEARNE VALLEY HEALTH CENTRE (1.0 mi) · SHEPLEY PRIMARY CARE LIMITED (2.5 mi)

Nearest listed buildings: CHURCH OF ST AIDAN (Grade II) (0.3 mi) · CENTRAL METHODIST CHURCH (Grade II) (0.3 mi) · FORECOURT WALL AND GATES TO CENTRAL METHODIST CHURCH (Grade II) (0.3 mi)

Nearest pharmacies: WELL (0.3 mi) · DENBY PHARMACY (0.9 mi) · WELL (1.0 mi)

Nearest stations: Denby Dale (1.1 mi) · Shepley (2.2 mi) · Stocksmoor (3.0 mi)

Nearest supermarkets: Co-op Food (0.3 mi) · The Co-operative Food (2.4 mi) · The Co-operative Food (2.4 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 9BR 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 9BR
Average sold price	£298,195	£267,257	£302,000
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%	100%
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.

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[Compare conveyancing quotes →](#)

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