

# Property report — HD8 9BZ

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
2026-01-21	£333,000	27 BEECHFIELD AVENUE	Detached
2025-02-14	£250,000	11 BEECHFIELD AVENUE	Semi-detached
2024-12-20	£327,500	53 BEECHFIELD AVENUE	Detached
2024-09-18	£260,000	13 BEECHFIELD AVENUE	Semi-detached
2024-05-30	£200,000	6 BEECHFIELD AVENUE	Semi-detached
2022-12-16	£350,000	25 BEECHFIELD AVENUE	Detached
2022-06-30	£242,000	21 BEECHFIELD AVENUE	Semi-detached
2021-12-14	£300,000	20 BEECHFIELD AVENUE	Detached
2021-02-22	£302,000	26 BEECHFIELD AVENUE	Detached
2019-11-29	£255,000	29 BEECHFIELD AVENUE	Detached
2018-07-10	£165,000	13 BEECHFIELD AVENUE	Semi-detached
2015-01-16	£265,000	23 BEECHFIELD AVENUE	Detached
2014-12-09	£139,000	15 BEECHFIELD AVENUE	Semi-detached
2013-10-01	£190,000	5 BEECHFIELD AVENUE	Detached
2012-09-07	£130,000	3 BEECHFIELD AVENUE	Semi-detached
2012-07-10	£138,000	7 BEECHFIELD AVENUE	Semi-detached
2012-03-26	£208,500	55 BEECHFIELD AVENUE	Detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2011-06-24	£137,000	11 BEECHFIELD AVENUE	Semi-detached
2009-05-15	£129,000	1 BEECHFIELD AVENUE	Semi-detached
2008-01-04	£138,000	2 BEECHFIELD AVENUE	Semi-detached
2007-06-22	£229,950	47 BEECHFIELD AVENUE	Detached
2006-07-10	£249,950	28 BEECHFIELD AVENUE	Detached
2005-11-28	£200,000	32 BEECHFIELD AVENUE	Detached
2004-08-10	£106,000	6 BEECHFIELD AVENUE	Semi-detached
2004-05-19	£105,000	1 BEECHFIELD AVENUE	Semi-detached
2004-01-23	£158,000	29 BEECHFIELD AVENUE	Detached
2003-12-16	£162,000	38 BEECHFIELD AVENUE	Detached
2003-07-07	£140,000	37 BEECHFIELD AVENUE	Detached
2003-04-17	£159,950	59 BEECHFIELD AVENUE	Detached
2002-10-25	£129,950	35 BEECHFIELD AVENUE	Detached
2002-08-30	£158,000	26 BEECHFIELD AVENUE	Detached
2002-07-26	£140,000	45 BEECHFIELD AVENUE	Detached
2001-09-07	£67,500	2 BEECHFIELD AVENUE	Semi-detached
2000-07-19	£113,500	23 BEECHFIELD AVENUE	Detached
2000-07-14	£97,000	29 BEECHFIELD AVENUE	Detached
1999-12-03	£87,950	43 BEECHFIELD AVENUE	Detached
1999-03-01	£80,000	31 BEECHFIELD AVENUE	Detached
1998-09-02	£92,500	27 BEECHFIELD AVENUE	Detached
1997-12-01	£52,950	17 BEECHFIELD AVENUE	Semi-detached
1997-09-05	£51,000	2 BEECHFIELD AVENUE	Semi-detached
1997-08-20	£80,500	45 BEECHFIELD AVENUE	Detached
1996-10-04	£53,000	1 BEECHFIELD AVENUE	Semi-detached

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

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
27 Beechfield Avenue, HUDDERSFIELD	<b>D</b>	<b>C</b>	89 m <sup>2</sup>	Detached bungalow	2025
11 Beechfield Avenue, HUDDERSFIELD	<b>C</b>	<b>B</b>	60 m <sup>2</sup>	Semi-detached bungalow	2024
53 Beechfield Avenue, HUDDERSFIELD	<b>D</b>	<b>B</b>	98 m <sup>2</sup>	Detached house	2024
6 Beechfield Avenue, HUDDERSFIELD	<b>C</b>	<b>B</b>	62 m <sup>2</sup>	End-terrace house	2023
25 Beechfield Avenue, HUDDERSFIELD	<b>C</b>	<b>B</b>	117 m <sup>2</sup>	Detached bungalow	2022
21 Beechfield Avenue, HUDDERSFIELD	<b>D</b>	<b>B</b>	71 m <sup>2</sup>	Semi-detached bungalow	2022
47 Beechfield Avenue, HUDDERSFIELD	<b>D</b>	<b>B</b>	101 m <sup>2</sup>	Detached house	2021
20 BEECHFIELD AVENUE, HUDDERSFIELD	<b>D</b>	<b>B</b>	111 m <sup>2</sup>	Detached house	2021
26 BEECHFIELD AVENUE, HUDDERSFIELD	<b>D</b>	<b>C</b>	106 m <sup>2</sup>	Detached house	2020
29, Beechfield Avenue, HUDDERSFIELD	<b>D</b>	<b>B</b>	90 m <sup>2</sup>	Detached bungalow	2019
13, Beechfield Avenue, HUDDERSFIELD	<b>C</b>	<b>B</b>	57 m <sup>2</sup>	Semi-detached bungalow	2018
23, Beechfield Avenue, HUDDERSFIELD	<b>D</b>	<b>A</b>	132 m <sup>2</sup>	Detached bungalow	2015

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">St Aidan's Church of England Academy</a>	0.1 mi	Primary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	0.3 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Shelley College, A Share Academy</a>	0.6 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Denby Dale First and Nursery School</a>	0.8 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Scissett Middle School</a>	1.0 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	1.1 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

**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (0.1 mi) · DEARNE VALLEY HEALTH CENTRE (1.0 mi) · KIRKBURTON HEALTH CENTRE (2.4 mi)

**Nearest listed buildings:** CENTRAL METHODIST CHURCH (Grade II) (0.1 mi) · 5, COMMERCIAL ROAD (Grade II) (0.1 mi) · FORECOURT WALL AND GATES TO CENTRAL METHODIST CHURCH (Grade II) (0.1 mi)

**Nearest pharmacies:** WELL (0.1 mi) · WELL (1.0 mi) · DENBY PHARMACY (1.1 mi)

**Nearest stations:** Denby Dale (1.3 mi) · Shepley (2.2 mi) · Stocksmoor (3.0 mi)

**Nearest supermarkets:** Co-op Food (0.1 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%

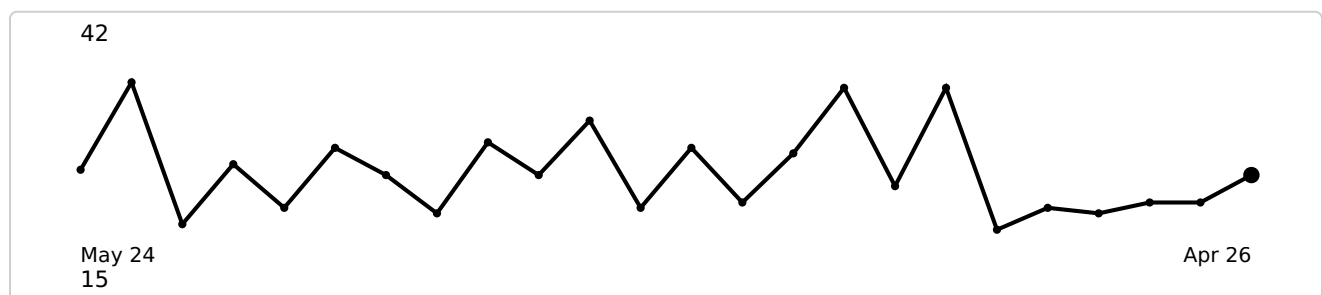
Households

5,694

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

Census 2021 (ONS), for HD8 9.

## Recorded crime trend



Recorded crimes per month in HD8 9 (May 24–Apr 26, average 26/month). Hover a point to read the count.  
Source: Police.uk street-level data.

## Flood risk

No modelled flood risk is recorded for HD8 9BZ 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 9BZ
Average sold price	£298,195	£267,257	£170,802
Population	44,677	13,322	—
Deprivation decile	8/10	7/10	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9BZ
Crimes recorded	92	25	—
Schools	20	8	—
Flood risk	High	High	Low
Gigabit broadband	90%	88%	82%
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

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### 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 9BZ.

[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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