

# Property report — HD8 9DN

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**

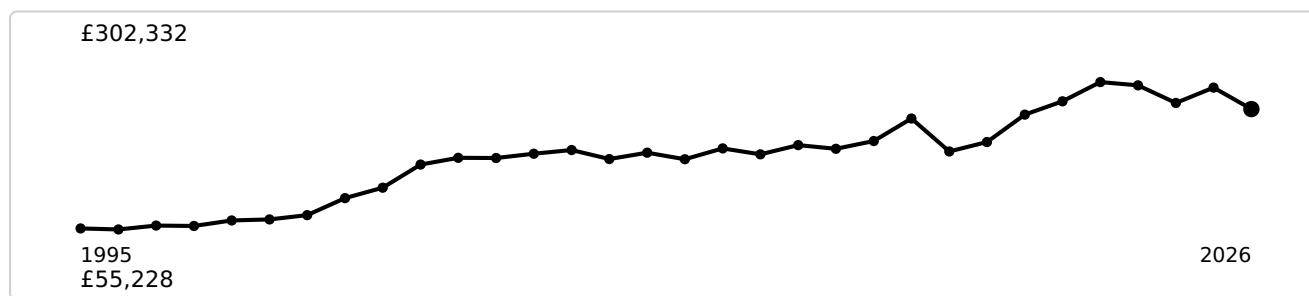
sector HD8 9

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
2025-07-25	£225,000	4 MATHERVILLE	Terraced
2024-12-13	£172,500	27 MATHERVILLE	Semi-detached
2024-12-13	£195,000	33 MATHERVILLE	Semi-detached
2023-11-02	£170,000	33 MATHERVILLE	Semi-detached
2021-08-31	£197,000	35 MATHERVILLE	Semi-detached
2019-11-22	£122,050	35 MATHERVILLE	Semi-detached
2019-02-07	£140,000	27 MATHERVILLE	Semi-detached
2018-10-12	£142,000	41 MATHERVILLE	Semi-detached
2016-12-16	£124,000	39 MATHERVILLE	Semi-detached
2016-02-05	£100,000	13 MATHERVILLE	Semi-detached
2012-03-08	£90,000	22 MATHERVILLE	Semi-detached
2011-11-17	£87,469	27 MATHERVILLE	Semi-detached
2011-07-14	£88,000	27 MATHERVILLE	Semi-detached
2011-07-13	£98,400	50 MATHERVILLE	Semi-detached
2010-11-05	£95,000	48 MATHERVILLE	Semi-detached
2009-04-01	£92,000	5 MATHERVILLE	Terraced
2006-11-22	£108,000	2 MATHERVILLE	Terraced

Date	Price	Address	Type
2006-08-11	£124,950	33 MATHERVILLE	Semi-detached
2006-05-12	£119,950	41 MATHERVILLE	Semi-detached
2005-06-03	£124,000	27 MATHERVILLE	Semi-detached
2004-03-01	£41,000	33 MATHERVILLE	Semi-detached
2003-09-08	£30,000	8 MATHERVILLE	Terraced
2001-02-12	£50,000	13 MATHERVILLE	Semi-detached
1999-04-23	£37,000	13 MATHERVILLE	Semi-detached
1995-03-24	£30,000	35 MATHERVILLE	Semi-detached

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

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
16 Matherville, HUDDERSFIELD	<b>B</b>	<b>B</b>	57 m <sup>2</sup>	Semi-detached bungalow	2026
9 Matherville, HUDDERSFIELD	<b>D</b>	<b>C</b>	47 m <sup>2</sup>	Semi-detached bungalow	2025
24 Matherville, HUDDERSFIELD	<b>C</b>	<b>C</b>	49 m <sup>2</sup>	Semi-detached bungalow	2026
9 Matherville, HUDDERSFIELD	<b>C</b>	<b>C</b>	56 m <sup>2</sup>	Semi-detached bungalow	2025
45 Matherville, HUDDERSFIELD	<b>D</b>	<b>B</b>	47 m <sup>2</sup>	End-terrace bungalow	2025
28 Matherville, HUDDERSFIELD	<b>B</b>	<b>B</b>	55 m <sup>2</sup>	Semi-detached bungalow	2025
33 Matherville, HUDDERSFIELD	<b>C</b>	<b>C</b>	52 m <sup>2</sup>	Semi-detached bungalow	2023
27 Matherville, HUDDERSFIELD	<b>D</b>	<b>B</b>	49 m <sup>2</sup>	Semi-detached bungalow	2022

Address	EPC	Potential	Floor area	Type	Assessed
22 Matherville, HUDDERSFIELD	<b>C</b>	<b>B</b>	41 m <sup>2</sup>	Semi-detached bungalow	2022
56 Matherville, HUDDERSFIELD	<b>B</b>	<b>A</b>	51 m <sup>2</sup>	Semi-detached bungalow	2022
4 Matherville, HUDDERSFIELD	<b>D</b>	<b>C</b>	96 m <sup>2</sup>	Mid-terrace house	2022
17 Matherville, HUDDERSFIELD	<b>C</b>	<b>B</b>	51 m <sup>2</sup>	Semi-detached bungalow	2022

12 certificates for HD8 9DN. "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>	0.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">Skelmanthorpe Academy</a>	0.3 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Denby Dale First and Nursery School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Shelley College, A Share Academy</a>	0.8 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Scissett Middle School</a>	0.8 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Scissett Church of England Academy</a>	1.0 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 (0.3 mi) · DEARNE VALLEY HEALTH CENTRE (0.9 mi) · KIRKBURTON HEALTH CENTRE (2.6 mi)

**Nearest listed buildings:** CENTRAL METHODIST CHURCH (Grade II) (0.3 mi) · MANOR FARM JUBILEE YOUTH CENTRE (Grade II) (0.3 mi) · FORECOURT WALL AND GATES TO CENTRAL METHODIST CHURCH (Grade II) (0.3 mi)

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

**Nearest stations:** Denby Dale (1.2 mi) · Shepley (2.3 mi) · Stocksmoor (3.1 mi)

**Nearest supermarkets:** Co-op Food (0.3 mi) · The Co-operative Food (2.5 mi) · The Co-operative Food (2.5 mi)

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

## Who lives here

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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

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No modelled flood risk is recorded for HD8 9DN 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?

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Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9DN
Average sold price	£298,195	£267,257	£112,133
Population	44,677	13,322	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9DN
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 9DN.

[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.

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