

Property report — HD8 9LB

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

Sold prices on this postcode

Date	Price	Address	Type
2019-12-05	£685,000	HIGHBRIDGE LODGE HIGHBRIDGE	Detached
2014-09-10	£400,000	CORNMill COTTAGE, 1 HIGHBRIDGE	Detached
2010-10-21	£485,000	HIGHBRIDGE LODGE HIGHBRIDGE	Detached
2003-08-01	£237,500	1 HIGHBRIDGE	Detached
2000-07-17	£180,000	1 HIGHBRIDGE	Detached
1996-07-26	£113,500	HIGHBRIDGE LODGE HIGHBRIDGE	Detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
Highbridge Lodge, HUDDERSFIELD	C	B	277 m ²	Detached house	2024
1, Highbridge, HUDDERSFIELD	E	C	192 m ²	Detached house	2014

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

Nearest schools

School	Distance	Phase	Ofsted
Scissett Middle School	0.3 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	0.4 mi	Primary	Report card →
Skelmanthorpe Academy	0.8 mi	Primary	Good (2020)
St Aidan's Church of England Academy	0.9 mi	Primary	Report card →
Kaye's Academy	0.9 mi	Primary	Report card →
Denby Dale First and Nursery School	1.0 mi	Primary	Good (2023)

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: DEARNE VALLEY HEALTH CENTRE (0.2 mi) · SKELMANTHORPE FAMILY DOCTORS (0.9 mi) · KIRKBURTON HEALTH CENTRE (3.3 mi)

Nearest listed buildings: L SHAPED BLOCK AT SOUTH WEST CORNER OF NORTONTHORPE MILLS (Grade II) (0.0 mi) · ENGINE HOUSE NORTONTHORPE MILLS (Grade II) (0.0 mi) · MILL CHIMNEY AT NORTONTHORPE MILLS ON NORTH SIDE OF RIVER DEARNE (Grade II) (0.0 mi)

Nearest pharmacies: WELL (0.2 mi) · WELL (0.9 mi) · DENBY PHARMACY (1.3 mi)

Nearest stations: Denby Dale (1.7 mi) · Shepley (3.1 mi) · Stocksmoor (3.9 mi)

Nearest supermarkets: Co-op Food (0.9 mi) · The Co-operative Food (3.2 mi) · The Co-operative Food (3.3 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

Flood risk at this postcode: Low — 1 property here fall in an at-risk band (0 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 9LB
Average sold price	£298,195	£267,257	£350,167
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.

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 9LB.

[Compare conveyancing quotes →](#)

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