

Property report — HD8 9RL

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
2022-07-12	£250,000	4 OUT LANE	Detached
2021-09-30	£235,000	20 OUT LANE	Semi-detached
2011-11-18	£47,500	12 OUT LANE	Terraced
2009-12-11	£170,000	8 OUT LANE	Detached
2009-01-30	£220,000	20 OUT LANE	Semi-detached
2007-08-31	£210,000	1A OUT LANE	Detached
2006-10-27	£145,000	1A OUT LANE	Detached
2005-12-19	£230,000	10 OUT LANE	Detached
2005-06-20	£161,950	6 OUT LANE	Terraced
2003-11-07	£114,000	20 OUT LANE	Semi-detached
2001-05-18	£43,000	14 OUT LANE	Terraced
1999-12-06	£54,000	22 OUT LANE	Semi-detached
1999-07-30	£69,000	1A OUT LANE	Detached
1998-07-24	£50,000	16 OUT LANE	Semi-detached
1998-04-30	£38,000	14 OUT LANE	Terraced
1997-04-04	£65,500	1A OUT LANE	Detached
1995-12-29	£81,500	10 OUT LANE	Detached

Date	Price	Address	Type
1995-10-04	£40,000	14 OUT LANE	Terraced

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
10 Out Lane, HUDDERSFIELD	D	C	156 m ²	End-terrace house	2024
4, Out Lane, HUDDERSFIELD	C	B	127 m ²	Mid-terrace house	2014

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

Nearest schools

School	Distance	Phase	Ofsted
Emley First School	0.3 mi	Primary	Outstanding (2024)
Flockton CofE (C) First School	1.1 mi	Primary	Report card →
Skelmanthorpe Academy	1.6 mi	Primary	Good (2020)
Scissett Middle School	1.6 mi	Middle deemed secondary	Good (2019)
Scissett Church of England Academy	1.7 mi	Primary	Report card →
Kaye's Academy	1.7 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 (1.7 mi) · DEARNE VALLEY HEALTH CENTRE (1.8 mi) · KIRKBURTON HEALTH CENTRE (2.7 mi)

Nearest listed buildings: MARKET CROSS AT JUNCTION WITH UPPER LANE (Grade II) (0.1 mi) · CHURCH OF ST MICHAEL (Grade I) (0.2 mi) · THORNCLIFFE GRANGE FARMHOUSE (Grade II*) (0.5 mi)

Nearest pharmacies: WELL (1.7 mi) · WELL (1.8 mi) · ROWLANDS PHARMACY (2.7 mi)

Nearest stations: Denby Dale (3.1 mi) · Shepley (3.4 mi) · Stocksmoor (3.9 mi)

Nearest supermarkets: Co-op Food (1.7 mi) · The Co-operative Food (3.5 mi) · The Co-operative Food (3.7 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 9RL 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 9RL
Average sold price	£298,195	£267,257	£123,581
Population	44,677	13,322	—

Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9RL
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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD8 9RL.

[Compare conveyancing quotes →](#)

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