

Property report — HD8 9RS

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

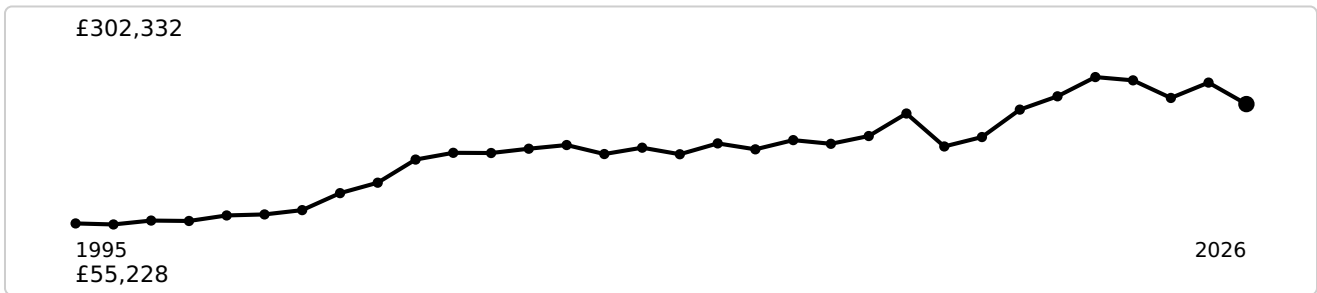
sector HD8 9

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
2025-07-22	£814,000	THORNCLIFFE FARM HOUSE THORNCLIFFE LANE	Detached
2025-02-14	£310,000	1 THORNCLIFFE LANE	Detached
2012-12-05	£500,000	THORNCLIFFE FARM HOUSE THORNCLIFFE LANE	Detached
2003-09-18	£345,100	4 THORNCLIFFE LANE	Semi-detached
2002-08-16	£340,000	THORNCLIFFE FARM THORNCLIFFE LANE	Detached
1996-04-12	£180,000	THORNCLIFFE FARM THORNCLIFFE LANE	Detached

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
4 Thorncliffe Lane, HUDDERSFIELD	D	B	192 m ²	Semi-detached house	2024
Thorncliffe Farm House, HUDDERSFIELD	B	A	265 m ²	Detached house	2024
	D	C	118 m ²		2023

Address	EPC	Potential	Floor area	Type	Assessed
1 Thorncliffe Lane, HUDDERSFIELD				Detached bungalow	
Thorncliffe Grange Cottage, HUDDERSFIELD			50 m ²	Semi-detached house	2015
Thorncliffe Grange Farm, HUDDERSFIELD			262 m ²	Semi-detached house	2015
Thorncliffe Grange Cottage, HUDDERSFIELD			36 m ²	Semi-detached house	2015
Lynroe, HUDDERSFIELD			181 m ²	Detached bungalow	2014
Bankwood House, HUDDERSFIELD			349 m ²	Detached house	2014
Thorncliffe Farm, HUDDERSFIELD			237 m ²	Detached house	2013

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

Nearest schools

School	Distance	Phase	Ofsted
Emley First School	0.2 mi	Primary	Outstanding (2024)
Flockton CofE (C) First School	1.1 mi	Primary	Report card →
Kaye's Academy	1.7 mi	Primary	Report card →
Scissett Church of England Academy	1.8 mi	Primary	Report card →
Scissett Middle School	1.8 mi	Middle deemed secondary	Good (2019)
Skelmanthorpe Academy	1.9 mi	Primary	Good (2020)

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 (2.0 mi) · SKELMANTHORPE FAMILY DOCTORS (2.1 mi) · MIDDLESTOWN (2.5 mi)

Nearest listed buildings: THORNCLIFFE GRANGE FARMHOUSE (Grade II*) (0.1 mi) · CHURCH OF ST MICHAEL (Grade I) (0.3 mi) · MARKET CROSS AT JUNCTION WITH UPPER LANE (Grade II) (0.4 mi)

Nearest pharmacies: WELL (2.0 mi) · WELL (2.1 mi) · MIDDLESTOWN PHARMACY (2.6 mi)

Nearest stations: Denby Dale (3.5 mi) · Shepley (3.8 mi) · Ravensthorpe (4.2 mi)

Nearest supermarkets: Co-op Food (2.1 mi) · The Co-operative Food (3.3 mi) · Mullaco (3.8 mi)

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

Who lives here

Median age

48

One-person households

27%

Households with children

27%

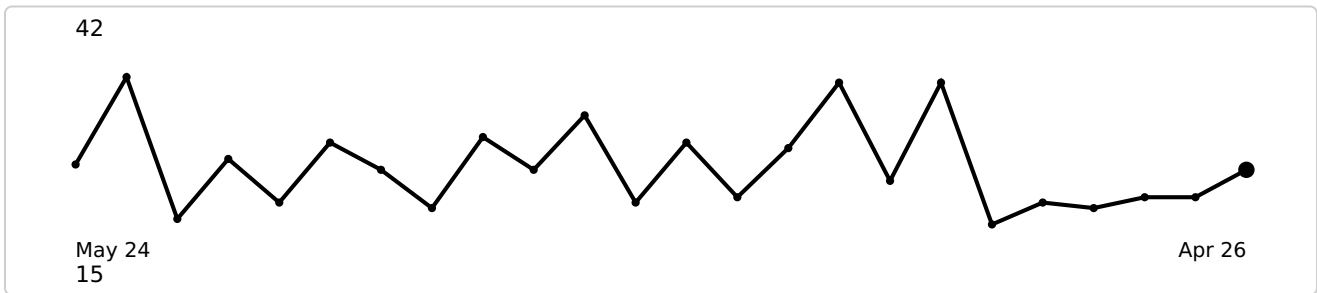
Households

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 9RS 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 9RS
Average sold price	£298,195	£267,257	£414,850
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 9RS.

[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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