

# Property report — HD8 9TF

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
2020-11-27	£412,000	57 JAGGER LANE	Terraced
2020-03-06	£325,000	55 JAGGER LANE	Semi-detached
2019-06-28	£196,000	84 JAGGER LANE	Terraced
2017-11-03	£377,500	86 JAGGER LANE	Terraced
2014-04-04	£130,000	84 JAGGER LANE	Terraced
2012-10-22	£215,000	88 JAGGER LANE	Terraced
2002-04-12	£89,950	86 JAGGER LANE	Terraced
1996-12-20	£110,000	CARR LODGE JAGGER LANE	Detached
1995-08-21	£100,000	CARR LODGE JAGGER LANE	Detached

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

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
70 Jagger Lane, HUDDERSFIELD	F	C	164 m <sup>2</sup>	Semi-detached house	2022
57, Jagger Lane, HUDDERSFIELD	D	B	167 m <sup>2</sup>	Mid-terrace house	2020

Address	EPC	Potential	Floor area	Type	Assessed
55, Jagger Lane, HUDDERSFIELD	<b>F</b>	<b>D</b>	302 m <sup>2</sup>	End-terrace house	2019
88, Jagger Lane, HUDDERSFIELD	<b>D</b>	<b>C</b>	122 m <sup>2</sup>	End-terrace house	2018
84, Jagger Lane, HUDDERSFIELD	<b>E</b>	<b>C</b>	77 m <sup>2</sup>	End-terrace house	2013
88, Jagger Lane, HUDDERSFIELD	<b>F</b>	<b>D</b>	98 m <sup>2</sup>	end-terrace house	2013
88, Jagger Lane, HUDDERSFIELD	<b>G</b>	<b>D</b>	102 m <sup>2</sup>	end-terrace house	2012

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Kirkburton Middle School</a>	1.3 mi	Middle deemed secondary	<a href="#">Good (2021)</a>
<a href="#">Kirkburton CofE (VA) First School</a>	1.4 mi	Primary	<a href="#">Report card →</a>
<a href="#">Shelley College, A Share Academy</a>	1.5 mi	Secondary	<a href="#">Report card →</a>
<a href="#">Emley First School</a>	1.6 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Skelmanthorpe Academy</a>	1.7 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Flockton CofE (C) First School</a>	1.7 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

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**Nearest GP surgeries:** KIRKBURTON HEALTH CENTRE (1.4 mi) · SKELMANTHORPE FAMILY DOCTORS (1.6 mi) · LEPTON AND KIRKHEATON SURGERIES (2.3 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (5.4 mi)

**Nearest listed buildings:** ARQIVA TOWER (Grade II) (0.1 mi) · MAIN BARN TO NORTH OF MOOR HEAD FARMHOUSE (Grade II) (0.3 mi) · MOOR HEAD FARMHOUSE AND ADJOINING COTTAGE (Grade II) (0.3 mi)

**Nearest pharmacies:** ROWLANDS PHARMACY (1.4 mi) · WELL (1.6 mi) · ROWLANDS PHARMACY (2.3 mi)

**Nearest stations:** Shepley (2.3 mi) · Stocksmoor (2.7 mi) · Denby Dale (2.8 mi)

**Nearest supermarkets:** Co-op Food (1.6 mi) · The Co-operative Food (2.6 mi) · The Co-operative Food (3.1 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 9TF 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 9TF
Average sold price	£298,195	£267,257	£217,272
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%	90%
Superfast broadband	98%	98%	90%

— = 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 9TF.

[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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