

# Property report — HD8 9TU

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
2018-07-19	£632,500	BUTTS END COTTAGE, 17 LENACRE LANE	Semi-detached
2005-09-08	£587,000	BUTTS END COTTAGE, 17 LENACRE LANE	Semi-detached
1999-07-09	£235,000	BUTTS END COTTAGE, 17 LENACRE LANE	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Grange Moor Primary School	1.3 mi	Primary	—
<a href="#">Kirkburton Middle School</a>	1.3 mi	Middle deemed secondary	<a href="#">Good (2021)</a>
<a href="#">Flockton CofE (C) First School</a>	1.5 mi	Primary	<a href="#">Report card →</a>
<a href="#">Kirkburton CofE (VA) First School</a>	1.5 mi	Primary	<a href="#">Report card →</a>
<a href="#">Highburton CofE First Academy</a>	1.6 mi	Primary	<a href="#">Report card →</a>
<a href="#">Emley First School</a>	1.7 mi	Primary	

School	Distance	Phase	Ofsted
			<a href="#">Outstanding (2024)</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:** KIRKBURTON HEALTH CENTRE (1.6 mi) · LEPTON AND KIRKHEATON SURGERIES (1.9 mi) · SKELMANTHORPE FAMILY DOCTORS (2.2 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (5.6 mi)

**Nearest listed buildings:** ARQIVA TOWER (Grade II) (0.7 mi) · MAIN BARN TO NORTH OF MOOR HEAD FARMHOUSE (Grade II) (0.8 mi) · MOOR HEAD FARMHOUSE AND ADJOINING COTTAGE (Grade II) (0.8 mi)

**Nearest pharmacies:** ROWLANDS PHARMACY (1.6 mi) · ROWLANDS PHARMACY (1.9 mi) · WELL (2.2 mi)

**Nearest stations:** Shepley (2.7 mi) · Stocksmoor (2.9 mi) · Denby Dale (3.4 mi)

**Nearest supermarkets:** Co-op Food (2.2 mi) · Morrisons (2.9 mi) · The Co-operative Food (3.0 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

---

No modelled flood risk is recorded for HD8 9TU 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 9TU
Average sold price	£298,195	£267,257	£484,833
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 9TU.

**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.

---

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

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