

# Property report — HD8 9UE

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
2022-03-30	£177,000	17 MANOR CROFT	Terraced
2021-11-12	£177,000	6 MANOR CROFT	Semi-detached
2021-11-12	£177,000	5 MANOR CROFT	Semi-detached
2021-09-01	£175,000	10 MANOR CROFT	Terraced
2019-07-19	£150,000	3 MANOR CROFT	Terraced
2018-12-10	£146,000	18 MANOR CROFT	Terraced
2018-11-02	£157,500	7 MANOR CROFT	Semi-detached
2018-06-12	£160,000	10 MANOR CROFT	Terraced
2018-02-20	£160,000	11 MANOR CROFT	Terraced
2018-01-18	£160,000	9 MANOR CROFT	Terraced
2016-05-09	£135,000	3 MANOR CROFT	Terraced
2015-08-03	£125,000	4 MANOR CROFT	Terraced
2014-02-17	£128,500	18 MANOR CROFT	Terraced
2010-09-10	£152,000	15 MANOR CROFT	Terraced
2010-04-29	£120,000	14 MANOR CROFT	Terraced
2010-03-25	£119,500	2 MANOR CROFT	Terraced
2008-05-09	£145,000	17 MANOR CROFT	Terraced

Date	Price	Address	Type
2008-02-01	£145,000	18 MANOR CROFT	Terraced
2007-11-28	£140,000	19 MANOR CROFT	Terraced
2006-06-30	£133,000	3 MANOR CROFT	Terraced
2006-06-02	£132,500	2 MANOR CROFT	Terraced
2006-04-28	£120,000	1 MANOR CROFT	Terraced
2006-03-17	£120,000	4 MANOR CROFT	Terraced

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

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
15 Manor Croft, HUDDERSFIELD			83 m <sup>2</sup>	Mid-terrace house	2024
14, Manor Croft, HUDDERSFIELD			60 m <sup>2</sup>	End-terrace house	2019
11, Manor Croft, HUDDERSFIELD			65 m <sup>2</sup>	Mid-terrace house	2017
8, Manor Croft, HUDDERSFIELD			65 m <sup>2</sup>	Semi-detached house	2017
5, Manor Croft, HUDDERSFIELD			65 m <sup>2</sup>	Semi-detached house	2017
7, Manor Croft, HUDDERSFIELD			65 m <sup>2</sup>	Semi-detached house	2017
6, Manor Croft, HUDDERSFIELD			65 m <sup>2</sup>	Semi-detached house	2017
10, Manor Croft, HUDDERSFIELD			65 m <sup>2</sup>	Mid-terrace house	2017

Address	EPC	Potential	Floor area	Type	Assessed
12, Manor Croft, HUDDERSFIELD	<b>C</b>	<b>B</b>	65 m <sup>2</sup>	End-terrace house	2017
9, Manor Croft, HUDDERSFIELD	<b>C</b>	<b>B</b>	65 m <sup>2</sup>	End-terrace house	2017
3, Manor Croft, HUDDERSFIELD	<b>C</b>	<b>B</b>	61 m <sup>2</sup>	Mid-terrace house	2015
18, Manor Croft, HUDDERSFIELD	<b>C</b>	<b>A</b>	60 m <sup>2</sup>	Mid-terrace house	2013

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Skelmanthorpe Academy</a>	0.1 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">St Aidan's Church of England Academy</a>	0.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">Shelley College, A Share Academy</a>	0.7 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Scissett Middle School</a>	0.8 mi	Middle deemed secondary	<a href="#">Good (2019)</a>
<a href="#">Denby Dale First and Nursery School</a>	0.9 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Scissett Church of England Academy</a>	1.0 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

**Nearest GP surgeries:** SKELMANTHORPE FAMILY DOCTORS (0.1 mi) · DEARNE VALLEY HEALTH CENTRE (0.9 mi) · KIRKBURTON HEALTH CENTRE (2.4 mi)

**Nearest listed buildings:** 12 AND 14, QUEEN STREET (Grade II) (0.0 mi) · MANOR FARM JUBILEE YOUTH CENTRE (Grade II) (0.0 mi) · 22 AND 24, KING STREET (Grade II) (0.1 mi)

**Nearest pharmacies:** WELL (0.1 mi) · WELL (0.9 mi) · DENBY PHARMACY (1.3 mi)

**Nearest stations:** Denby Dale (1.5 mi) · Shepley (2.3 mi) · Stocksmoor (3.1 mi)

**Nearest supermarkets:** Co-op Food (0.1 mi) · The Co-operative Food (2.6 mi) · The Co-operative Food (2.6 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

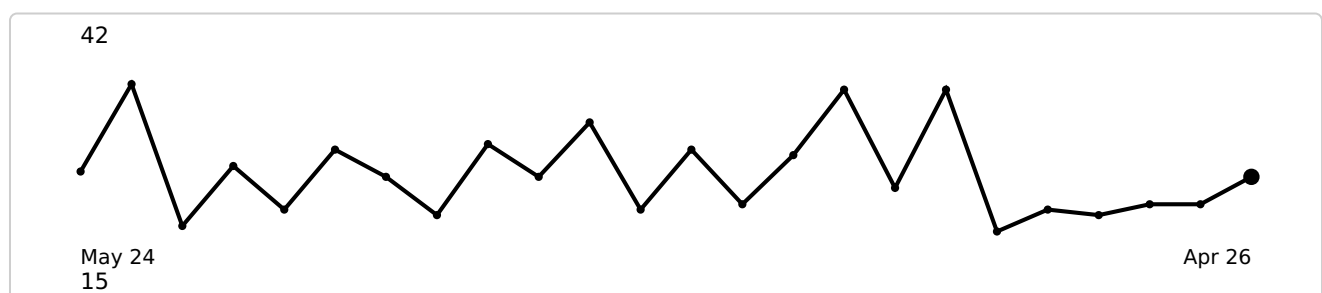
5,694

Owned 78% · Social rent 8% · Private rent 14%

Census 2021 (ONS), for HD8 9.

## Recorded crime trend

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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

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No modelled flood risk is recorded for HD8 9UE 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?

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Measure	DISTRICT HD8	SECTOR HD8 9	POSTCODE HD8 9UE
Average sold price	£298,195	£267,257	£145,870
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

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### 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 9UE.

**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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