

Property report — HD5 8ET

Open-data due diligence for the HD5 8 area (the finest level UK open data publishes).

AVG SOLD PRICE

£353,231

sector HD5 8 · 217 sales

POPULATION

24,195

sector HD5 8

CRIMES RECORDED

87

sector HD5 8 · 2026-04

SCHOOLS

6

sector HD5 8

FLOOD RISK

High

sector HD5 8

GIGABIT BROADBAND

99%

sector HD5 8 of premises

Sold-price trend (1995-2026)



Average sold price in HD5 8 by year, 1995-2026 (latest £200,481). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-12-17	£200,000	114 FOREST ROAD	Semi-detached
2025-10-23	£183,000	116 FOREST ROAD	Semi-detached
2023-03-31	£192,500	107 FOREST ROAD	Terraced
2023-03-31	£192,500	107 FOREST ROAD	Terraced
2022-01-28	£340,000	97 FOREST ROAD	Detached
2021-12-21	£130,000	115 FOREST ROAD	Terraced
2021-12-21	£130,000	115 FOREST ROAD	Terraced
2021-10-15	£172,500	100 FOREST ROAD	Detached
2018-12-20	£1,465,000	106 FOREST ROAD	Other
2018-10-12	£160,000	103 FOREST ROAD	Terraced
2018-04-20	£1,040,000	108 FOREST ROAD	Other
2017-11-20	£147,000	111 FOREST ROAD	Terraced
2017-01-27	£165,000	114 FOREST ROAD	Semi-detached
2014-12-15	£110,000	111 FOREST ROAD	Terraced
2012-05-11	£98,500	107 FOREST ROAD	Terraced
2011-10-12	£92,500	116 FOREST ROAD	Semi-detached
2007-06-22	£125,000	113 FOREST ROAD	Semi-detached
2006-07-03	£119,999	93 FOREST ROAD	Semi-detached

Date	Price	Address	Type
2005-08-01	£170,000	119 FOREST ROAD	Semi-detached
2004-09-08	£107,000	111 FOREST ROAD	Semi-detached
2003-10-03	£90,000	105 FOREST ROAD	Terraced
2003-09-05	£115,000	116 FOREST ROAD	Semi-detached
2003-04-11	£71,000	107 FOREST ROAD	Terraced
2002-09-27	£85,000	108 FOREST ROAD	Semi-detached
2002-05-24	£64,500	114 FOREST ROAD	Semi-detached
2002-02-15	£61,950	87 FOREST ROAD	Semi-detached
2002-01-25	£67,000	116 FOREST ROAD	Semi-detached
2001-10-29	£96,000	104 FOREST ROAD	Detached
2001-02-23	£63,000	116 FOREST ROAD	Semi-detached
2000-06-09	£40,000	115 FOREST ROAD	Terraced
1998-09-03	£38,000	101 FOREST ROAD	Terraced
1998-01-23	£50,000	105 FOREST ROAD	Terraced
1995-05-26	£44,500	105 FOREST ROAD	Terraced

33 recorded sales on HD5 8ET. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Hill View Academy	0.4 mi	Primary	Good (2023)
St Joseph's Catholic Primary Academy	0.4 mi	Primary	Report card →
Moldgreen Community Primary School	0.5 mi	Primary	Good (2022)
Dalton School	0.5 mi	Primary	Good (2021)
Lowerhouses CofE Primary School	0.6 mi	Primary	Report card →
All Hallows' CofE (VA) Primary School	0.7 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: DALTON SURGERY (0.2 mi) · THE JUNCTION SURGERY (0.3 mi) · THE ALMONDBURY SURGERY (0.7 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (2.2 mi) · SPIRE HOSPITAL (4.5 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (4.5 mi)

Nearest listed buildings: GREENHEAD (Grade II) (0.2 mi) · 141, RAVENSKNOWLE ROAD (Grade II) (0.2 mi) · VINE COTTAGE (Grade II) (0.2 mi)

Nearest pharmacies: DALTON PHARMACY (0.4 mi) · ROWLANDS PHARMACY (0.6 mi) · WATERLOO PHARMACY (0.7 mi)

Nearest stations: Huddersfield (1.4 mi) · Deighton (1.9 mi) · Lockwood (2.0 mi)

Nearest supermarkets: Co-op Food (0.5 mi) · Lidl (0.7 mi) · Asda (0.8 mi)

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

Who lives here

Median age

40

One-person households

33%

Households with children

28%

Households

10,174

Owned 64% · Social rent 15% · Private rent 21%

Census 2021 (ONS), for HD5 8.

Flood risk

No modelled flood risk is recorded for HD5 8ET 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 HD5	SECTOR HD5 8	POSTCODE HD5 8ET
Average sold price	£268,466	£353,231	£188,680
Population	44,021	24,195	—
Deprivation decile	4/10	4/10	—
Crimes recorded	201	87	—
Schools	13	6	—
Flood risk	High	High	Low
Gigabit broadband	96%	99%	100%
Superfast broadband	99%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD5 8); 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 HD5 8ET.

[Compare conveyancing quotes →](#)

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