

Property report — HD5 8EU

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
2025-09-03	£105,000	26 FOREST ROAD	Semi-detached
2025-07-25	£170,000	79 FOREST ROAD	Semi-detached
2024-08-23	£135,500	64 FOREST ROAD	Terraced
2023-12-19	£170,000	57 FOREST ROAD	Detached
2023-08-11	£200,000	88 FOREST ROAD	Terraced
2023-08-11	£220,000	86 FOREST ROAD	Terraced
2023-08-11	£220,000	84 FOREST ROAD	Terraced
2023-03-14	£130,000	71 FOREST ROAD	Terraced
2022-05-20	£129,000	65 FOREST ROAD	Terraced
2022-05-05	£116,000	76 FOREST ROAD	Other
2022-03-04	£63,000	4 FOREST ROAD	Terraced
2022-02-11	£130,000	3 FOREST ROAD	Terraced
2021-12-21	£73,000	2 FOREST ROAD	Terraced
2021-09-24	£64,000	59 FOREST ROAD	Terraced
2021-06-28	£145,000	53 FOREST ROAD	Semi-detached
2020-11-17	£58,000	6 FOREST ROAD	Terraced
2020-10-05	£162,500	10 FOREST ROAD	Semi-detached
2020-09-01	£84,250	63 FOREST ROAD	Flat

Date	Price	Address	Type
2019-04-25	£110,000	24 FOREST ROAD	Semi-detached
2019-03-21	£72,500	39 FOREST ROAD	Terraced
2018-11-29	£119,000	65 FOREST ROAD	Terraced
2018-03-07	£110,000	77 FOREST ROAD	Semi-detached
2018-01-22	£87,500	22 FOREST ROAD	Semi-detached
2017-05-12	£109,000	64 FOREST ROAD	Terraced
2017-03-23	£36,000	63A FOREST ROAD	Terraced
2017-03-20	£85,000	72 FOREST ROAD	Terraced
2017-02-03	£105,000	18 FOREST ROAD	Semi-detached
2017-01-06	£115,000	85 FOREST ROAD	Semi-detached
2016-05-09	£51,500	2 FOREST ROAD	Terraced
2016-01-29	£75,000	70 FOREST ROAD	Terraced
2015-12-17	£103,000	65 FOREST ROAD	Terraced
2015-09-30	£125,000	10 FOREST ROAD	Semi-detached
2015-07-20	£90,000	64 FOREST ROAD	Terraced
2015-07-03	£96,000	45 FOREST ROAD	Semi-detached
2015-07-02	£245,000	20 FOREST ROAD	Detached
2015-01-19	£109,950	55 FOREST ROAD	Semi-detached
2014-05-21	£120,000	79 FOREST ROAD	Semi-detached
2013-07-12	£96,950	12 FOREST ROAD	Semi-detached
2013-05-02	£129,000	51 FOREST ROAD	Semi-detached
2012-12-13	£39,000	6 FOREST ROAD	Terraced
2012-07-20	£48,400	4 FOREST ROAD	Terraced
2011-10-19	£70,000	14 FOREST ROAD	Semi-detached
2011-06-17	£240,000	20 FOREST ROAD	Detached
2011-03-24	£73,000	45 FOREST ROAD	Semi-detached

Date	Price	Address	Type
2008-10-31	£130,000	56 FOREST ROAD	Semi-detached
2007-11-09	£55,000	67 FOREST ROAD	Terraced
2007-08-10	£99,000	74 FOREST ROAD	Terraced
2007-05-04	£95,000	43 FOREST ROAD	Terraced
2007-02-13	£123,000	24 FOREST ROAD	Semi-detached
2007-01-05	£104,000	65 FOREST ROAD	Terraced
2006-10-27	£115,000	53 FOREST ROAD	Semi-detached
2006-10-09	£118,000	55 FOREST ROAD	Semi-detached
2006-08-23	£96,500	72 FOREST ROAD	Terraced
2006-05-30	£75,000	71 FOREST ROAD	Terraced
2006-05-26	£92,500	37 FOREST ROAD	Terraced
2006-05-24	£126,500	12 FOREST ROAD	Semi-detached
2006-05-03	£105,750	77 FOREST ROAD	Semi-detached
2006-03-31	£124,950	83 FOREST ROAD	Semi-detached
2006-02-10	£134,000	51 FOREST ROAD	Semi-detached
2006-01-18	£230,000	9 FOREST ROAD	Detached
2005-08-12	£131,000	62 FOREST ROAD	Detached
2005-06-17	£105,000	85 FOREST ROAD	Semi-detached
2004-08-11	£230,000	9 FOREST ROAD	Detached
2004-05-28	£180,000	57 FOREST ROAD	Detached
2003-09-01	£160,000	57 FOREST ROAD	Detached
2003-03-31	£39,000	67 FOREST ROAD	Terraced
2002-10-04	£49,000	37 FOREST ROAD	Terraced
2002-08-12	£51,000	72 FOREST ROAD	Terraced
2002-07-26	£51,500	16 FOREST ROAD	Semi-detached
2002-07-23	£85,000	58 FOREST ROAD	Terraced

Date	Price	Address	Type
2002-07-19	£69,950	75 FOREST ROAD	Semi-detached
2002-03-11	£59,950	55 FOREST ROAD	Semi-detached
2002-02-15	£35,250	67 FOREST ROAD	Terraced
2001-12-21	£44,500	64 FOREST ROAD	Terraced
2001-10-19	£59,950	83 FOREST ROAD	Semi-detached
2001-06-08	£42,000	10 FOREST ROAD	Semi-detached
2001-03-09	£39,000	74 FOREST ROAD	Terraced
2000-12-15	£43,000	24 FOREST ROAD	Semi-detached
2000-04-07	£63,500	58 FOREST ROAD	Terraced
1999-07-30	£57,000	62 FOREST ROAD	Detached
1999-07-16	£62,000	58 FOREST ROAD	Terraced
1999-04-30	£34,000	37 FOREST ROAD	Terraced
1999-04-26	£41,000	81 FOREST ROAD	Semi-detached
1998-08-28	£48,500	65 FOREST ROAD	Terraced
1998-08-27	£44,000	30 FOREST ROAD	Semi-detached
1998-07-31	£53,500	3 FOREST ROAD	Terraced
1998-06-01	£55,000	56 FOREST ROAD	Semi-detached
1997-12-19	£30,000	64 FOREST ROAD	Terraced
1997-06-20	£46,500	51 FOREST ROAD	Semi-detached
1996-07-19	£52,000	58 FOREST ROAD	Terraced
1996-02-23	£27,500	74 FOREST ROAD	Terraced
1995-09-15	£54,000	56 FOREST ROAD	Semi-detached
1995-09-01	£31,500	71 FOREST ROAD	Terraced
1995-06-15	£40,000	16 FOREST ROAD	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Moldgreen Community Primary School	0.3 mi	Primary	Good (2022)
St Joseph's Catholic Primary Academy	0.5 mi	Primary	Report card →
Hill View Academy	0.5 mi	Primary	Good (2023)
Lowerhouses CofE Primary School	0.5 mi	Primary	Report card →
Dalton School	0.6 mi	Primary	Good (2021)
Netherhall Learning Campus Junior School	0.7 mi	Primary	Good (2023)

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: THE JUNCTION SURGERY (0.2 mi) · DALTON SURGERY (0.3 mi) · THE ALMONDBURY SURGERY (0.7 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (2.1 mi) · SPIRE HOSPITAL (4.4 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (4.5 mi)

Nearest listed buildings: VINE COTTAGE (Grade II) (0.1 mi) · 232, ALMONDBURY BANK (Grade II) (0.2 mi) · 236, ALMONDBURY BANK (Grade II) (0.2 mi)

Nearest pharmacies: DALTON PHARMACY (0.3 mi) · ROWLANDS PHARMACY (0.6 mi) · WATERLOO PHARMACY (0.8 mi)

Nearest stations: Huddersfield (1.3 mi) · Deighton (1.9 mi) · Lockwood (1.9 mi)

Nearest supermarkets: Lidl (0.5 mi) · Co-op Food (0.6 mi) · Asda (0.7 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 8EU 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 8EU
Average sold price	£268,466	£353,231	£96,546
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.

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.

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Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD5 8EU.

[Compare conveyancing quotes →](#)

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