

Property report — HD5 8QE

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

Sold prices on this postcode

| Date | Price | Address | Type |
|------------|----------|----------------|----------|
| 2026-04-28 | £105,000 | 38 CANBY GROVE | Terraced |
| 2025-07-30 | £175,000 | 7 CANBY GROVE | Terraced |
| 2025-05-06 | £120,000 | 31 CANBY GROVE | Terraced |
| 2025-03-21 | £130,000 | 8 CANBY GROVE | Terraced |
| 2025-02-07 | £122,000 | 37 CANBY GROVE | Terraced |
| 2023-05-09 | £125,000 | 12 CANBY GROVE | Terraced |
| 2022-12-02 | £129,000 | 43 CANBY GROVE | Terraced |
| 2021-07-30 | £105,000 | 25 CANBY GROVE | Terraced |
| 2021-07-15 | £104,000 | 17 CANBY GROVE | Terraced |
| 2020-10-02 | £90,000 | 43 CANBY GROVE | Terraced |
| 2020-08-28 | £95,000 | 42 CANBY GROVE | Terraced |
| 2020-08-13 | £85,000 | 24 CANBY GROVE | Terraced |
| 2018-08-08 | £82,000 | 42 CANBY GROVE | Terraced |
| 2018-03-19 | £99,000 | 17 CANBY GROVE | Terraced |
| 2016-12-09 | £85,000 | 37 CANBY GROVE | Terraced |
| 2016-02-19 | £81,000 | 17 CANBY GROVE | Terraced |
| 2015-08-07 | £104,800 | 5 CANBY GROVE | Terraced |

| Date | Price | Address | Type |
|-------------|--------------|----------------|-------------|
| 2015-02-02 | £73,000 | 18 CANBY GROVE | Terraced |
| 2014-12-10 | £110,000 | 2 CANBY GROVE | Terraced |
| 2012-05-28 | £90,000 | 37 CANBY GROVE | Terraced |
| 2011-12-09 | £50,000 | 2 CANBY GROVE | Terraced |
| 2011-04-26 | £86,000 | 7 CANBY GROVE | Terraced |
| 2010-07-28 | £80,000 | 38 CANBY GROVE | Terraced |
| 2009-11-13 | £87,500 | 17 CANBY GROVE | Terraced |
| 2009-08-21 | £70,000 | 18 CANBY GROVE | Terraced |
| 2009-06-26 | £85,000 | 3 CANBY GROVE | Terraced |
| 2008-03-28 | £102,000 | 9 CANBY GROVE | Terraced |
| 2007-11-26 | £51,000 | 24 CANBY GROVE | Terraced |
| 2007-11-01 | £105,000 | 31 CANBY GROVE | Terraced |
| 2007-08-09 | £93,500 | 11 CANBY GROVE | Terraced |
| 2007-03-23 | £88,500 | 41 CANBY GROVE | Terraced |
| 2006-08-01 | £88,000 | 7 CANBY GROVE | Terraced |
| 2006-07-31 | £89,000 | 37 CANBY GROVE | Terraced |
| 2006-05-25 | £87,500 | 4 CANBY GROVE | Terraced |
| 2006-05-09 | £69,000 | 42 CANBY GROVE | Terraced |
| 2006-01-20 | £67,000 | 34 CANBY GROVE | Terraced |
| 2005-09-14 | £75,000 | 44 CANBY GROVE | Terraced |
| 2005-07-29 | £71,500 | 17 CANBY GROVE | Terraced |
| 2005-04-29 | £66,000 | 17 CANBY GROVE | Terraced |
| 2004-04-16 | £98,000 | 46 CANBY GROVE | Detached |
| 2004-04-05 | £33,800 | 31 CANBY GROVE | Terraced |
| 2003-03-07 | £55,000 | 37 CANBY GROVE | Terraced |
| 2002-04-12 | £35,500 | 38 CANBY GROVE | Terraced |

| Date | Price | Address | Type |
|------------|---------|----------------|----------|
| 2001-12-17 | £27,000 | 37 CANBY GROVE | Terraced |
| 2001-10-26 | £39,000 | 3 CANBY GROVE | Terraced |
| 2001-06-25 | £35,000 | 41 CANBY GROVE | Terraced |
| 2001-06-12 | £35,000 | 43 CANBY GROVE | Terraced |
| 2001-03-23 | £30,000 | 42 CANBY GROVE | Terraced |
| 2000-12-15 | £32,500 | 43 CANBY GROVE | Terraced |
| 1999-10-14 | £31,000 | 14 CANBY GROVE | Terraced |
| 1999-09-15 | £36,000 | 39 CANBY GROVE | Terraced |
| 1999-04-21 | £33,000 | 38 CANBY GROVE | Terraced |
| 1999-04-01 | £37,000 | 7 CANBY GROVE | Terraced |
| 1998-09-17 | £34,000 | 3 CANBY GROVE | Terraced |
| 1996-11-15 | £25,000 | 39 CANBY GROVE | Terraced |
| 1996-08-23 | £28,250 | 41 CANBY GROVE | Terraced |
| 1995-10-06 | £29,950 | 38 CANBY GROVE | Terraced |
| 1995-04-07 | £32,000 | 38 CANBY GROVE | Terraced |

58 recorded sales on HD5 8QE. 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) |
| Dalton School | 0.4 mi | Primary | Good (2021) |
| St Joseph's Catholic Primary Academy | 0.5 mi | Primary | Report card → |
| King James's School | 1.1 mi | Secondary | Good (2019) |
| Lepton CofE Primary Academy | 1.1 mi | Primary | Report card → |
| Moldgreen Community Primary School | 1.1 mi | Primary | Good (2022) |

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 WATERLOO PRACTICE (0.1 mi) · DALTON SURGERY (0.6 mi) · THE JUNCTION SURGERY (0.9 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (2.7 mi) · SPIRE HOSPITAL (4.9 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (4.9 mi)

Nearest listed buildings: 135, FLEMING HOUSE LANE (Grade II) (0.3 mi) · 2.25 MILES POST IN FRONT OF NUMBER 24 (Grade II) (0.3 mi) · 145-149, FLEMING HOUSE LANE (Grade II) (0.3 mi)

Nearest pharmacies: WATERLOO PHARMACY (0.1 mi) · ROWLANDS PHARMACY (0.9 mi) · KIRKHEATON PHARMACY (1.0 mi)

Nearest stations: Deighton (1.8 mi) · Huddersfield (2.0 mi) · Mirfield (2.6 mi)

Nearest supermarkets: Aldi (0.2 mi) · Morrisons (0.3 mi) · Co-op Food (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 the HD5 8 area.

Flood risk

No modelled flood risk is recorded for HD5 8QE 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 8QE |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £268,466 | £353,231 | £74,626 |
| 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.

[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 HD5 8QE.

[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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