

# Property report — HD5 8RS

Open-data due diligence for HD5 8RS and the area around it.

**What scope is each figure?** Sold sales, broadband and flood risk are for **HD5 8RS** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD5 8** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

**£353,231**

SECTOR HD5 8 · 217 sales

POPULATION

**24,195**

SECTOR HD5 8

CRIMES RECORDED

**87**

SECTOR HD5 8 · Apr 26

SCHOOLS

**6**

SECTOR HD5 8

FLOOD RISK

**Low**

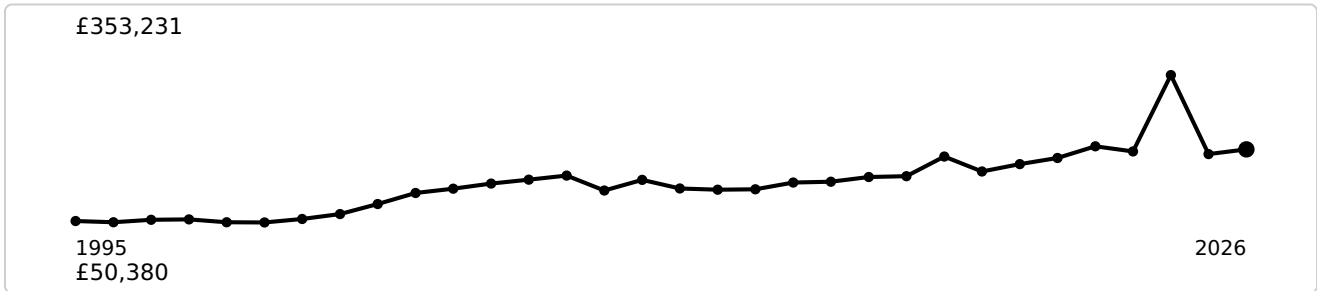
THIS POSTCODE

GIGABIT BROADBAND

**99%**

SECTOR HD5 8 of premises

## Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD5 8, 1995-2026 (latest £200,481). Hover a point to read its value. Source: HM Land Registry Price Paid.

## Sold prices on this postcode

| Date       | Price    | Address             | Type     |
|------------|----------|---------------------|----------|
| 2024-08-09 | £340,000 | 15 BECKSIDE GARDENS | Detached |
| 2015-10-01 | £245,500 | 3 BECKSIDE GARDENS  | Detached |
| 2009-08-12 | £90,000  | 17 BECKSIDE GARDENS | Detached |
| 2007-05-09 | £231,950 | 15 BECKSIDE GARDENS | Detached |
| 2004-10-29 | £185,000 | 1 BECKSIDE GARDENS  | Detached |
| 2003-11-14 | £235,000 | 17 BECKSIDE GARDENS | Detached |
| 2003-10-24 | £185,000 | 1 BECKSIDE GARDENS  | Detached |
| 1997-03-21 | £69,000  | 1 BECKSIDE GARDENS  | Detached |
| 1997-02-06 | £90,000  | 9 BECKSIDE GARDENS  | Detached |
| 1996-10-18 | £65,000  | 1 BECKSIDE GARDENS  | Detached |
| 1996-05-01 | £100,000 | 19 BECKSIDE GARDENS | Detached |
| 1996-01-25 | £88,500  | 3 BECKSIDE GARDENS  | Detached |
| 1996-01-05 | £89,950  | 5 BECKSIDE GARDENS  | Detached |
| 1995-12-01 | £89,950  | 7 BECKSIDE GARDENS  | Detached |
| 1995-07-04 | £87,500  | 11 BECKSIDE GARDENS | Detached |

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

## Nearest schools

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| School   | Distance | Phase     | Ofsted                           |
|--|----------|-----------|----------------------------------|
| <a href="#">Lepton CofE Primary Academy</a>                  | 0.6 mi   | Primary   | <a href="#">Report card</a><br>→ |
| <a href="#">Hill View Academy</a>                            | 0.6 mi   | Primary   | <a href="#">Good (2023)</a>      |
| <a href="#">King James's School</a>                          | 0.9 mi   | Secondary | <a href="#">Good (2019)</a>      |
| <a href="#">Rowley Lane Junior Infant and Nursery School</a> | 0.9 mi   | Primary   | <a href="#">Report card</a><br>→ |
| <a href="#">Dalton School</a>                                | 0.9 mi   | Primary   | <a href="#">Good (2021)</a>      |
| <a href="#">St Joseph's Catholic Primary Academy</a>         | 1.0 mi   | Primary   | <a href="#">Report card</a><br>→ |

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

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**Nearest GP surgeries:** THE WATERLOO PRACTICE (0.6 mi) · LEPTON AND KIRKHEATON SURGERIES (0.8 mi) · DALTON SURGERY (1.0 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (3.2 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (4.8 mi) · SPIRE HOSPITAL (5.4 mi)

**Nearest listed buildings:** FENNY BRIDGE NURSERIES (Grade II) (0.3 mi) · 2-8, LASCELLES HALL ROAD (Grade II) (0.3 mi) · 145-149, FLEMING HOUSE LANE (Grade II) (0.3 mi)

**Nearest pharmacies:** WATERLOO PHARMACY (0.6 mi) · ROWLANDS PHARMACY (0.8 mi) · ROWLANDS PHARMACY (0.9 mi)

**Nearest stations:** Deighton (2.3 mi) · Huddersfield (2.4 mi) · Mirfield (2.7 mi)

**Nearest supermarkets:** Morrisons (0.2 mi) · Aldi (0.5 mi) · Co-op Food (0.9 mi)

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

## Who lives here

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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.

## Recorded crime trend



Recorded crimes per month in HD5 8 (May 24–Apr 26, average 125/month). Hover a point to read the count. Source: Police.uk street-level data.

## Flood risk

**Modelled flood risk for HD5 8RS: Low** — 9 properties here fall in an at-risk band (0 in the significant Medium/High bands).

This is an indicative band for the postcode from the Environment Agency's catchment modelling (rivers and surface water), not a property-specific assessment. A conveyancer will run an official flood search before you buy. [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

## How granular is this?

| Measure            | DISTRICT<br>HD5 | SECTOR<br>HD5 8 | POSTCODE<br>HD5 8RS |
|--------------------|-----------------|-----------------|---------------------|
| Average sold price | £268,466        | £353,231        | £146,157            |

| Measure                                | DISTRICT<br>HD5 | SECTOR<br>HD5 8 | POSTCODE<br>HD5 8RS |
|--|-----------------|-----------------|---------------------|
| Population                             | 44,021          | 24,195          | —                   |
| Deprivation decile (1 = most deprived) | 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 8RS.

[Compare conveyancing quotes →](#)

### Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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