

# Property report — HD5 8ST

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
2026-03-20	£169,000	97 DAW ROYDS	Semi-detached
2026-02-27	£137,500	64 DAW ROYDS	Semi-detached
2024-09-25	£124,000	52 DAW ROYDS	Semi-detached
2023-12-01	£128,000	89 DAW ROYDS	Semi-detached
2022-03-25	£124,999	91 DAW ROYDS	Semi-detached
2022-03-22	£143,000	97 DAW ROYDS	Semi-detached
2019-04-18	£95,000	91 DAW ROYDS	Semi-detached
2019-02-08	£117,500	92 DAW ROYDS	Semi-detached
2018-12-11	£110,000	94 DAW ROYDS	Terraced
2018-12-06	£102,500	111 DAW ROYDS	Semi-detached
2017-06-01	£120,000	97 DAW ROYDS	Semi-detached
2017-02-24	£106,000	96 DAW ROYDS	Semi-detached
2016-12-08	£105,000	94 DAW ROYDS	Terraced
2016-06-24	£85,000	99 DAW ROYDS	Semi-detached
2014-08-29	£95,000	117 DAW ROYDS	Semi-detached
2013-11-20	£70,000	99 DAW ROYDS	Semi-detached
2013-02-15	£80,500	97 DAW ROYDS	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2012-11-30	£90,000	87 DAW ROYDS	Semi-detached
2011-11-29	£77,000	89 DAW ROYDS	Semi-detached
2011-04-08	£68,000	97 DAW ROYDS	Semi-detached
2009-09-18	£73,000	91 DAW ROYDS	Semi-detached
2008-02-20	£90,000	117 DAW ROYDS	Terraced
2008-01-21	£102,000	92 DAW ROYDS	Semi-detached
2007-09-28	£110,000	94 DAW ROYDS	Terraced
2007-02-23	£90,000	100 DAW ROYDS	Semi-detached
2006-07-21	£92,500	102 DAW ROYDS	Terraced
2005-09-02	£96,000	94 DAW ROYDS	Terraced
2005-07-29	£84,000	123 DAW ROYDS	Semi-detached
2004-08-27	£78,000	78 DAW ROYDS	Semi-detached
2004-07-05	£84,995	105 DAW ROYDS	Semi-detached
2004-01-02	£58,500	105 DAW ROYDS	Semi-detached
2003-07-11	£63,000	101 DAW ROYDS	Terraced
2003-05-23	£69,950	123 DAW ROYDS	Semi-detached
2003-01-31	£57,500	50 DAW ROYDS	Semi-detached
2002-12-12	£59,400	88 DAW ROYDS	Semi-detached
2002-11-08	£57,500	54 DAW ROYDS	Semi-detached
2001-08-31	£28,426	84 DAW ROYDS	Semi-detached
2001-07-06	£40,000	101 DAW ROYDS	Terraced
2001-01-19	£38,500	111 DAW ROYDS	Semi-detached
1997-10-14	£31,500	101 DAW ROYDS	Terraced
1997-03-17	£30,000	97 DAW ROYDS	Semi-detached
1996-10-01	£20,000	96 DAW ROYDS	Semi-detached
1995-11-24	£30,500	54 DAW ROYDS	Semi-detached

43 recorded sales on HD5 8ST. 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="#">Hill View Academy</a>	0.3 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">King James's School</a>	0.7 mi	Secondary	<a href="#">Good (2019)</a>
<a href="#">Dalton School</a>	0.7 mi	Primary	<a href="#">Good (2021)</a>
<a href="#">St Joseph's Catholic Primary Academy</a>	0.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">All Hallows' CofE (VA) Primary School</a>	0.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">Lepton CofE Primary Academy</a>	0.9 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

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**Nearest GP surgeries:** THE WATERLOO PRACTICE (0.5 mi) · DALTON SURGERY (0.7 mi) · THE ALMONDBURY SURGERY (0.8 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (2.9 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (4.6 mi) · SPIRE HOSPITAL (5.1 mi)

**Nearest listed buildings:** 142, FLEMING HOUSE LANE (Grade II) (0.1 mi) · 145-149, FLEMING HOUSE LANE (Grade II) (0.1 mi) · 135, FLEMING HOUSE LANE (Grade II) (0.1 mi)

**Nearest pharmacies:** WATERLOO PHARMACY (0.5 mi) · ROWLANDS PHARMACY (0.6 mi) · ROWLANDS PHARMACY (1.1 mi)

**Nearest stations:** Huddersfield (2.1 mi) · Deighton (2.2 mi) · Berry Brow (2.6 mi)

**Nearest supermarkets:** Morrisons (0.4 mi) · Aldi (0.5 mi) · Co-op Food (0.6 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 the HD5 8 area.

## Flood risk

No modelled flood risk is recorded for HD5 8ST 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 8ST
Average sold price	£268,466	£353,231	£84,495
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

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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 HD5 8ST.

[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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