

# Property report — HD5 8SU

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
2025-10-10	£195,000	10 SOUTH ROYD	Semi-detached
2023-02-13	£240,000	8 SOUTH ROYD	Terraced
2022-06-24	£170,000	7 SOUTH ROYD	Terraced
2018-06-05	£120,000	4 SOUTH ROYD	Terraced
2013-04-05	£122,500	12 SOUTH ROYD	Semi-detached
2013-02-18	£100,000	7 SOUTH ROYD	Terraced
2011-06-03	£120,000	10 SOUTH ROYD	Semi-detached
2008-11-27	£135,000	SOUTH ROYD	Detached
2007-04-30	£124,950	4 SOUTH ROYD	Terraced
2006-10-25	£123,500	7 SOUTH ROYD	Terraced
2006-08-18	£142,000	14 SOUTH ROYD	Semi-detached
2005-12-09	£169,995	12 SOUTH ROYD	Semi-detached
2005-05-31	£132,000	5 SOUTH ROYD	Semi-detached
2005-05-31	£105,000	8 SOUTH ROYD	Terraced
2004-04-30	£89,995	3 SOUTH ROYD	Semi-detached
2003-04-04	£75,000	1 SOUTH ROYD	Semi-detached
2002-02-06	£72,000	14 SOUTH ROYD	Semi-detached

Date	Price	Address	Type
2001-08-09	£59,500	2 SOUTH ROYD	Detached
2000-02-23	£54,000	1 SOUTH ROYD	Semi-detached
2000-01-28	£53,000	2 SOUTH ROYD	Detached
1999-12-03	£53,000	5 SOUTH ROYD	Semi-detached
1999-11-03	£59,995	12 SOUTH ROYD	Semi-detached
1999-10-15	£53,000	3 SOUTH ROYD	Semi-detached
1999-10-08	£50,500	4 SOUTH ROYD	Terraced
1999-09-24	£59,950	14 SOUTH ROYD	Semi-detached
1999-09-17	£52,000	10 SOUTH ROYD	Semi-detached
1999-08-10	£49,500	7 SOUTH ROYD	Terraced
1999-07-30	£51,500	6 SOUTH ROYD	Terraced
1999-07-16	£57,500	11 SOUTH ROYD	Semi-detached
1999-06-14	£50,950	8 SOUTH ROYD	Terraced
1999-05-14	£50,950	9 SOUTH ROYD	Terraced

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

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
1 South Royd, HUDDERSFIELD			70 m <sup>2</sup>	Semi-detached house	2025
10 South Royd, HUDDERSFIELD			68 m <sup>2</sup>	Mid-terrace house	2025
8 South Royd, HUDDERSFIELD			105 m <sup>2</sup>	[object Object]	2022
5, South Royd, HUDDERSFIELD			70 m <sup>2</sup>	End-terrace house	2019

Address	EPC	Potential	Floor area	Type	Assessed
4, South Royd, HUDDERSFIELD	<b>D</b>	<b>B</b>	69 m <sup>2</sup>	[object Object]	2017
7, South Royd, HUDDERSFIELD	<b>C</b>	<b>B</b>	69 m <sup>2</sup>	Mid-terrace house	2014
1, South Royd, HUDDERSFIELD	<b>C</b>	<b>B</b>	63 m <sup>2</sup>	Semi-detached house	2013
7, South Royd, HUDDERSFIELD	<b>D</b>	<b>B</b>	63 m <sup>2</sup>	Mid-terrace house	2013
6, South Royd, HUDDERSFIELD	<b>C</b>	<b>B</b>	66 m <sup>2</sup>	End-terrace house	2013
1, South Royd, HUDDERSFIELD	<b>D</b>	<b>B</b>	63 m <sup>2</sup>	Semi-detached house	2013
6, South Royd, HUDDERSFIELD	<b>C</b>	<b>B</b>	76 m <sup>2</sup>	end-terrace house	2013
7, South Royd, HUDDERSFIELD	<b>C</b>	<b>B</b>	68 m <sup>2</sup>	Mid-terrace house	2012

12 certificates for HD5 8SU. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

## Nearest schools

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>	0.7 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 (0.7 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) · DALTON 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 (0.6 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

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No modelled flood risk is recorded for HD5 8SU 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 8SU
Average sold price	£268,466	£353,231	£96,525
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 8SU.

[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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