

Property report — HD5 8UT

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

HD5 8UT in brief: 28 recorded sales (£29,500–£135,000) · no modelled flood risk · 6 schools nearby.

What scope is each figure? Sold sales, broadband and flood risk are for **HD5 8UT** 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

None modelled

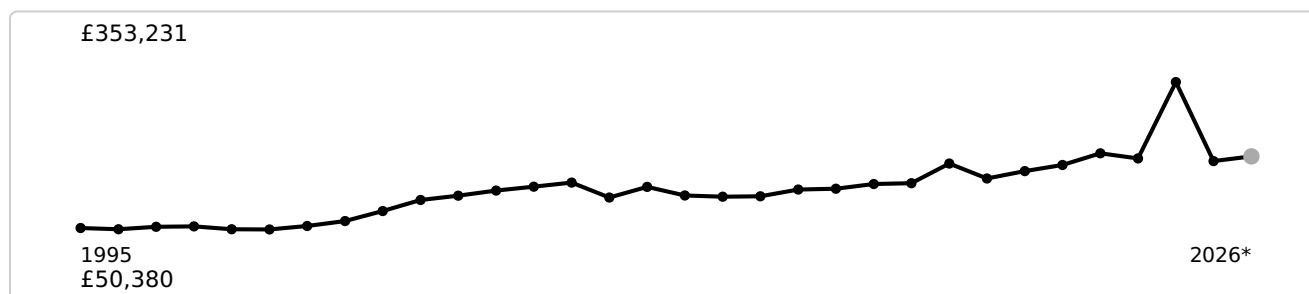
THIS POSTCODE

GIGABIT BROADBAND

99%

SECTOR HD5 8 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD5 8, 1995-2026. **2026 is a part year** (58 sales so far) — shown greyed. Hover a point to read its value. Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2026-01-27	£135,000	19 WATERCROFT	Terraced
2025-08-29	£87,500	67 WATERCROFT	Terraced
2023-09-22	£100,000	43 WATERCROFT	Terraced
2023-07-11	£97,500	53 WATERCROFT	Terraced
2022-11-18	£125,000	63 WATERCROFT	Terraced
2021-12-09	£78,000	67 WATERCROFT	Terraced
2021-05-12	£110,500	73 WATERCROFT	Terraced
2020-02-14	£80,000	57 WATERCROFT	Terraced
2019-11-04	£95,000	47 WATERCROFT	Terraced
2018-04-06	£99,000	27 WATERCROFT	Terraced
2017-11-24	£80,000	43 WATERCROFT	Terraced
2017-01-06	£80,000	47 WATERCROFT	Terraced
2016-08-19	£90,500	73 WATERCROFT	Terraced
2016-02-29	£100,000	19 WATERCROFT	Terraced
2015-07-01	£94,000	29 WATERCROFT	Terraced
2014-10-17	£67,500	65 WATERCROFT	Terraced
2014-08-29	£90,000	19 WATERCROFT	Terraced

Date	Price	Address	Type
2009-06-12	£75,000	47 WATERCROFT	Terraced
2008-05-12	£100,000	65 WATERCROFT	Semi-detached
2008-02-28	£85,500	27 WATERCROFT	Terraced
2007-10-22	£104,000	57 WATERCROFT	Terraced
2007-04-12	£105,000	17 WATERCROFT	Terraced
2006-09-11	£90,000	21 WATERCROFT	Terraced
2005-02-25	£78,500	19 WATERCROFT	Terraced
2004-09-09	£54,500	67 WATERCROFT	Terraced
2002-11-20	£47,000	57 WATERCROFT	Terraced
2001-07-27	£36,500	19 WATERCROFT	Terraced
1999-01-11	£29,500	29 WATERCROFT	Terraced

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
15 Watercroft, HUDDERSFIELD	D	C	60 m ²	Mid-terrace house	2026
51 Watercroft, HUDDERSFIELD	D	C	47 m ²	Mid-terrace house	2026
69 Watercroft, HUDDERSFIELD	D	C	46 m ²	End-terrace house	2026
59 Watercroft, HUDDERSFIELD	D	C	60 m ²	Mid-terrace house	2026
9 Watercroft, HUDDERSFIELD	D	C	74 m ²	Mid-terrace house	2026
39 Watercroft, HUDDERSFIELD	D	C	47 m ²	Mid-terrace house	2026

Address	EPC	Potential	Floor area	Type	Assessed
31 Watercroft, HUDDERSFIELD	D	C	74 m ²	End-terrace house	2026
13 Watercroft, HUDDERSFIELD	D	C	74 m ²	Mid-terrace house	2026
19 Watercroft, HUDDERSFIELD	D	B	56 m ²	Mid-terrace house	2025
49 Watercroft, HUDDERSFIELD	C	B	48 m ²	Mid-terrace house	2025
51 Watercroft, HUDDERSFIELD	C	B	50 m ²	Mid-terrace house	2024
55 Watercroft, HUDDERSFIELD	D	B	48 m ²	Mid-terrace house	2024

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

Nearest schools

School	Distance	Phase	Ofsted
All Hallows' CofE (VA) Primary School	0.3 mi	Primary	Report card →
King James's School	0.3 mi	Secondary	Good (2019)
Hill View Academy	0.5 mi	Primary	Good (2023)
Lowerhouses CofE Primary School	0.8 mi	Primary	Report card →
Dalton School	1.0 mi	Primary	Good (2021)
St Joseph's Catholic Primary Academy	1.0 mi	Primary	Report card →

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 ALMONDBURY SURGERY (0.2 mi) · DALTON SURGERY (0.8 mi) · THE JUNCTION SURGERY (0.9 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (2.8 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (4.1 mi) · SPIRE HOSPITAL (5.1 mi)

Nearest listed buildings: 99-103, NORTHGATE (Grade II) (0.1 mi) · WALL FROM REAR OF NUMBER 89 NORTHGATE AS FAR AS THORPE GRANGE (Grade II) (0.1 mi) · 93-97, NORTHGATE (Grade II) (0.1 mi)

Nearest pharmacies: ROWLANDS PHARMACY (0.1 mi) · WATERLOO PHARMACY (0.9 mi) · DALTON PHARMACY (1.1 mi)

Nearest stations: Huddersfield (1.9 mi) · Berry Brow (2.1 mi) · Honley (2.2 mi)

Nearest supermarkets: Co-op Food (0.1 mi) · Morrisons (0.9 mi) · Aldi (1.1 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.

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

No modelled flood risk is recorded for HD5 8UT in the Environment Agency dataset. This is reassuring but not a guarantee — [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 HD5	SECTOR HD5 8	POSTCODE HD5 8UT
Average sold price	£268,466	£353,231	£86,250
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 8UT.

[Compare conveyancing quotes →](#)

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

[Compare removals quotes →](#)

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Report generated 28 June 2026. Open data is refreshed periodically; HM Land Registry Price Paid typically lags by around two months, so the most recent sales may not appear yet.

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