

Property report — HD5 8XT

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)



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
2026-02-11	£445,000	123 KAYE LANE	Detached
2026-02-06	£345,000	107 KAYE LANE	Detached
2025-01-08	£316,500	87A KAYE LANE	Semi-detached
2024-12-19	£320,000	107A KAYE LANE	Detached
2022-03-18	£400,000	109 KAYE LANE	Detached
2021-06-22	£260,000	105 KAYE LANE	Detached
2021-05-21	£245,000	115 KAYE LANE	Semi-detached
2020-07-28	£236,000	71 KAYE LANE	Semi-detached
2019-12-06	£212,000	111 KAYE LANE	Semi-detached
2019-09-09	£237,000	93 KAYE LANE	Semi-detached
2017-04-07	£200,000	97 KAYE LANE	Semi-detached
2015-06-19	£160,000	89 KAYE LANE	Semi-detached
2013-08-09	£220,000	81 KAYE LANE	Semi-detached
2013-07-26	£190,000	91 KAYE LANE	Semi-detached
2010-01-29	£238,000	109A KAYE LANE	Detached
2009-06-22	£140,000	83 KAYE LANE	Semi-detached
2006-09-20	£195,000	113 KAYE LANE	Semi-detached

Date	Price	Address	Type
2006-09-20	£195,000	113 KAYE LANE	Semi-detached
2006-07-10	£161,750	93 KAYE LANE	Semi-detached
2006-01-20	£183,000	87A KAYE LANE	Semi-detached
2004-11-29	£168,000	69 KAYE LANE	Semi-detached
2004-11-12	£165,000	77 KAYE LANE	Semi-detached
2004-11-12	£165,000	77 KAYE LANE	Semi-detached
2003-12-10	£50,000	85A KAYE LANE	Semi-detached
2003-06-27	£195,000	99 KAYE LANE	Detached
2002-04-23	£89,950	113 KAYE LANE	Semi-detached
2000-09-04	£61,000	119 KAYE LANE	Semi-detached
2000-08-31	£59,500	117 KAYE LANE	Semi-detached
1998-09-03	£73,500	91 KAYE LANE	Semi-detached
1997-02-14	£57,000	83 KAYE LANE	Semi-detached
1996-10-30	£76,500	121 KAYE LANE	Semi-detached
1996-06-14	£59,495	103 KAYE LANE	Semi-detached
1996-06-13	£54,000	101 KAYE LANE	Semi-detached
1996-05-16	£63,000	107 KAYE LANE	Detached
1995-09-15	£76,500	85 KAYE LANE	Semi-detached
1995-03-03	£55,000	113 KAYE LANE	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
All Hallows' CofE (VA) Primary School	0.4 mi	Primary	Report card →
Lowerhouses CofE Primary School	0.5 mi	Primary	Report card →
King James's School	0.8 mi	Secondary	Good (2019)

School	Distance	Phase	Ofsted
Hillside Primary School	0.9 mi	Primary	Report card →
Moldgreen Community Primary School	1.1 mi	Primary	Good (2022)
Hill View Academy	1.1 mi	Primary	Good (2023)

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 (0.5 mi) · NEWSOME SURGERY LIMITED (0.9 mi) · THE JUNCTION SURGERY (1.0 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (2.6 mi) · HOLMEVALLEY MEMORIAL HOSPITAL (3.6 mi) · SPIRE HOSPITAL (5.0 mi)

Nearest listed buildings: 112, KAYE LANE (Grade II) (0.1 mi) · NUMBER 62 AND BARN TO EAST (Grade II) (0.1 mi) · 150 AND 152, ASHES LANE (Grade II) (0.2 mi)

Nearest pharmacies: ROWLANDS PHARMACY (0.6 mi) · NEWSOME PHARMACY (1.0 mi) · DALTON PHARMACY (1.1 mi)

Nearest stations: Berry Brow (1.4 mi) · Honley (1.6 mi) · Huddersfield (1.7 mi)

Nearest supermarkets: Co-op Food (0.6 mi) · Lidl (1.0 mi) · Asda (1.2 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.

Flood risk

No modelled flood risk is recorded for HD5 8XT 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 8XT
Average sold price	£268,466	£353,231	£176,880
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 8XT.

Compare conveyancing quotes →

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