

Property report — HD5 8XU

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
2026-03-27	£318,500	110 KAYE LANE	Semi-detached
2025-02-18	£495,000	114 KAYE LANE	Detached
2024-11-27	£258,000	56B KAYE LANE	Semi-detached
2024-07-24	£291,000	90 KAYE LANE	Detached
2024-05-20	£195,000	58 KAYE LANE	Detached
2024-04-26	£210	56B KAYE LANE	Other
2024-02-23	£195,000	130 KAYE LANE	Other
2023-11-24	£260,000	88B KAYE LANE	Semi-detached
2023-11-17	£302,000	112A KAYE LANE	Detached
2022-11-30	£376,000	70 KAYE LANE	Detached
2022-10-05	£250,000	56A KAYE LANE	Semi-detached
2022-05-09	£345,000	124 KAYE LANE	Detached
2019-08-16	£218,500	88B KAYE LANE	Semi-detached
2017-01-13	£220,000	90A KAYE LANE	Detached
2016-05-27	£337,500	56 KAYE LANE	Detached
2015-08-25	£190,000	90B KAYE LANE	Terraced
2014-12-19	£210,000	110 KAYE LANE	Semi-detached

Date	Price	Address	Type
2014-08-11	£134,000	94 KAYE LANE	Terraced
2014-05-16	£275,000	114 KAYE LANE	Detached
2014-01-16	£146,000	64 KAYE LANE	Terraced
2013-10-17	£171,000	88B KAYE LANE	Semi-detached
2012-03-29	£237,500	66 KAYE LANE	Detached
2011-11-25	£156,500	88B KAYE LANE	Semi-detached
2011-07-04	£175,000	104 KAYE LANE	Semi-detached
2009-12-17	£145,000	64 KAYE LANE	Semi-detached
2008-05-22	£132,000	64 KAYE LANE	Semi-detached
2008-05-20	£190,000	THE BARN, 64A KAYE LANE	Detached
2006-11-27	£197,000	110 KAYE LANE	Semi-detached
2006-08-24	£230,000	90A KAYE LANE	Detached
2006-03-17	£180,000	112A KAYE LANE	Detached
2005-03-23	£385,000	56 KAYE LANE	Detached
2005-03-01	£132,000	92 KAYE LANE	Semi-detached
2004-07-09	£240,000	114 KAYE LANE	Detached
2004-03-26	£160,000	112A KAYE LANE	Detached
2003-12-04	£117,500	96 KAYE LANE	Terraced
2003-08-01	£212,000	116 KAYE LANE	Semi-detached
2003-08-01	£212,000	116 KAYE LANE	Semi-detached
2002-10-11	£162,000	114 KAYE LANE	Detached
2002-02-01	£47,000	100 KAYE LANE	Terraced
2001-11-23	£75,500	118 KAYE LANE	Flat
2001-08-15	£80,000	112B KAYE LANE	Detached
1999-08-20	£127,500	114 KAYE LANE	Detached
1999-03-05	£57,000	108 KAYE LANE	Semi-detached

Date	Price	Address	Type
1998-11-27	£69,000	90B KAYE LANE	Semi-detached
1998-10-01	£88,000	116 KAYE LANE	Semi-detached
1998-09-09	£160,000	56 KAYE LANE	Detached
1998-07-31	£58,950	118 KAYE LANE	Flat
1997-10-24	£56,000	104 KAYE LANE	Semi-detached
1997-05-29	£54,000	102 KAYE LANE	Terraced
1997-03-21	£43,000	136 KAYE LANE	Terraced
1996-11-01	£54,000	112 KAYE LANE	Detached
1996-08-30	£52,000	96 KAYE LANE	Terraced
1995-07-21	£57,500	118 KAYE LANE	Flat
1995-05-19	£25,500	134 KAYE LANE	Terraced

54 recorded sales on HD5 8XU. 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)
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 the HD5 8 area.

Flood risk

No modelled flood risk is recorded for HD5 8XU 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 8XU
Average sold price	£268,466	£353,231	£176,966
Population	44,021	24,195	—

Measure	DISTRICT HD5	SECTOR HD5 8	POSTCODE HD5 8XU
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 8XU.

[Compare conveyancing quotes →](#)

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