

# Property report — HD2 2AH

Open-data due diligence for the HD2 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£285,354**

sector HD2 2 · 206 sales

POPULATION

**33,939**

sector HD2 2

CRIMES RECORDED

**57**

sector HD2 2 · 2026-04

SCHOOLS

**5**

sector HD2 2

FLOOD RISK

**Medium**

sector HD2 2

GIGABIT BROADBAND

**94%**

sector HD2 2 of premises

## Sold-price trend (1995-2026)



Average sold price in HD2 2 by year, 1995-2026 (latest £270,926). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

| Date       | Price      | Address   | Type     |
|------------|------------|---|----------|
| 2025-08-28 | £162,500   | FLAT 3, STONELEIGH HOUSE, 10 BRYAN ROAD             | Flat     |
| 2025-04-22 | £180,000   | FLAT 6, STONELEIGH HOUSE, 10 BRYAN ROAD             | Flat     |
| 2024-11-22 | £140,000   | SUITE 1, STONELEIGH MEWS BRYAN ROAD                 | Flat     |
| 2023-02-13 | £1,175,000 | ALWOODLEIGH NURSING AND RESIDENTIAL HOME BRYAN ROAD | Other    |
| 2022-10-31 | £120,100   | SUITE 1, STONELEIGH MEWS BRYAN ROAD                 | Flat     |
| 2020-11-13 | £168,500   | FLAT 6, STONELEIGH HOUSE, 10 BRYAN ROAD             | Flat     |
| 2020-03-27 | £1,050,000 | 6 BRYAN ROAD  | Detached |
| 2019-07-31 | £916,506   | BEECHWOOD, 8 - 9 BRYAN ROAD                         | Other    |
| 2019-07-31 | £1,482,945 | BEECHWOOD, 8 - 9 BRYAN ROAD                         | Other    |
| 2019-01-02 | £400,000   | FLAT 1, STONELEIGH HOUSE, 10 BRYAN ROAD             | Flat     |
| 2017-06-16 | £120,000   | SUITE 4, STONELEIGH MEWS BRYAN ROAD                 | Flat     |
| 2016-12-21 | £91,000    | SUITE 2, STONELEIGH MEWS BRYAN ROAD                 | Flat     |
| 2016-08-31 | £215,000   | FLAT 5, STONELEIGH HOUSE, 10 BRYAN ROAD             | Flat     |
| 2016-03-11 | £105,000   | SUITE 2, STONELEIGH MEWS BRYAN ROAD                 | Flat     |

| <b>Date</b> | <b>Price</b> | <b>Address</b>                          | <b>Type</b> |
|-------------|--------------|---|-------------|
| 2015-10-23  | £202,500     | FLAT 5, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2014-12-11  | £190,000     | FLAT 2, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2014-07-25  | £225,000     | FLAT 3, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2014-05-22  | £93,500      | SUITE 4, STONELEIGH MEWS BRYAN ROAD     | Flat        |
| 2013-04-12  | £299,950     | FLAT 1, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2012-05-29  | £125,000     | FLAT 2, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2012-03-09  | £175,000     | FLAT 1, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2010-01-11  | £268,000     | FLAT 4, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2007-04-18  | £165,000     | SUITE 2, STONELEIGH MEWS BRYAN ROAD     | Flat        |
| 2005-07-01  | £119,950     | SUITE 2, STONELEIGH MEWS BRYAN ROAD     | Flat        |
| 2003-10-24  | £245,000     | FLAT 3, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2003-05-23  | £149,500     | SUITE 5, STONELEIGH MEWS BRYAN ROAD     | Flat        |
| 2003-05-09  | £55,000      | FLAT 7, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2003-04-23  | £250,000     | FLAT 5, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |
| 2003-03-03  | £50,000      | SUITE 6, STONELEIGH MEWS BRYAN ROAD     | Flat        |
| 2002-12-13  | £170,000     | SUITE 3, STONELEIGH MEWS BRYAN ROAD     | Flat        |
| 2002-10-25  | £117,950     | SUITE 1, STONELEIGH MEWS BRYAN ROAD     | Flat        |
| 2002-10-11  | £94,500      | SUITE 1, STONELEIGH MEWS BRYAN ROAD     | Flat        |
| 2002-08-09  | £185,000     | FLAT 4, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat        |

| Date       | Price    | Address                                 | Type     |
|------------|----------|---|----------|
| 2002-05-17 | £185,000 | FLAT 6, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat     |
| 2002-05-07 | £125,000 | SUITE 3, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 2002-04-12 | £125,000 | SUITE 5, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 2002-02-01 | £155,000 | FLAT 3, STONELEIGH HOUSE, 10 BRYAN ROAD | Flat     |
| 2001-04-26 | £45,000  | SUITE 4, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 2001-01-03 | £105,000 | SUITE 1, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 2000-07-14 | £146,000 | SUITE 6, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 1999-06-09 | £110,000 | SUITE 2, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 1999-06-09 | £89,950  | SUITE 1, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 1999-06-09 | £130,000 | SUITE 5, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 1999-06-09 | £99,950  | SUITE 4, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 1999-06-09 | £155,000 | SUITE 6, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 1999-06-09 | £120,000 | SUITE 3, STONELEIGH MEWS BRYAN ROAD     | Flat     |
| 1998-10-09 | £200,000 | STONELEIGH HOUSE, 10 BRYAN ROAD         | Detached |

47 recorded sales on HD2 2AH. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

| School  | Distance | Phase   | Ofsted                        |
|---|----------|---------|-------------------------------|
| <a href="#">St Patrick's Catholic Primary Academy</a>   | 0.3 mi   | Primary | <a href="#">Report card →</a> |
| <a href="#">Birkby Infant and Nursery School</a>        | 0.6 mi   | Primary | <a href="#">Report card →</a> |
| <a href="#">Lindley Junior School</a>                   | 0.6 mi   | Primary | <a href="#">Good (2023)</a>   |
| <a href="#">Lindley Church of England Infant School</a> | 0.6 mi   | Primary | <a href="#">Good (2022)</a>   |
| <a href="#">Brambles Primary Academy</a>                | 0.8 mi   | Primary | <a href="#">Good (2023)</a>   |
| <a href="#">Reinwood Junior School</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:** BIRKBY HEALTH CENTRE (0.4 mi) · MARSH SURGERY (0.5 mi) · LINDLEY GROUP PRACTICE LTD (0.6 mi)

**Nearest hospitals:** BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (0.3 mi) · SPIRE HOSPITAL (2.2 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (3.8 mi)

**Nearest listed buildings:** STONELEIGH (Grade II) (0.0 mi) · GATEPIERS TO BEECHWOOD (Grade II) (0.0 mi) · BEECHWOOD (Grade II) (0.1 mi)

**Nearest pharmacies:** C W PEACH CHEMIST (0.5 mi) · MEDICARE CHEMIST (0.5 mi) · K PHARMACY (0.6 mi)

**Nearest stations:** Huddersfield (1.2 mi) · Lockwood (1.7 mi) · Deighton (2.3 mi)

**Nearest supermarkets:** Co-op Food (0.6 mi) · Khadim Supersave (0.7 mi) · Aldi (0.8 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

## Who lives here

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Median age

37

One-person households

31%

Households with children

33%

Households

12,771

Owned 62% · Social rent 12% · Private rent 26%

Census 2021 (ONS), for HD2 2.

## Flood risk

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No modelled flood risk is recorded for HD2 2AH 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<br>HD2 | SECTOR<br>HD2 2 | POSTCODE<br>HD2 2AH |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price  | £235,007        | £285,354        | £240,389            |
| Population          | 43,147          | 33,939          | —                   |
| Deprivation decile  | 4/10            | 5/10            | —                   |
| Crimes recorded     | 156             | 57              | —                   |
| Schools             | 11              | 5               | —                   |
| Flood risk          | High            | Medium          | Low                 |
| Gigabit broadband   | 96%             | 94%             | 41%                 |
| Superfast broadband | 99%             | 99%             | 100%                |

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD2 2); 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 HD2 2AH.

[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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