

# Property report — HD2 2EJ

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
2025-03-21	£640,000	THE KNOWLE NEW HEY ROAD	Detached
2023-12-06	£278,000	THE GATEHOUSE, WEST LODGE NEW HEY ROAD	Detached
2015-10-09	£435,000	THE KNOWLE NEW HEY ROAD	Detached
2011-02-25	£220,000	THE KNOWLE NEW HEY ROAD	Detached
2008-12-12	£175,000	FLAT 2, RESERVOIR HOUSE NEW HEY ROAD	Semi-detached
2003-10-24	£225,000	THE GATEHOUSE, WEST LODGE NEW HEY ROAD	Detached
2001-08-10	£140,000	THE GATEHOUSE, WEST LODGE NEW HEY ROAD	Detached
1995-06-29	£50,000	THE GATEHOUSE, WEST LODGE NEW HEY ROAD	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Lindley Church of England Infant School</a>	0.8 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Lindley Junior School</a>	0.8 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Old Earth Primary School</a>	1.0 mi	Primary	

School	Distance	Phase	Ofsted
			<a href="#">Report card</a> →
<a href="#">Cross Lane Primary and Nursery School</a>	1.2 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Elland Church of England (Voluntary Aided) Junior, Infant and Nursery School</a>	1.2 mi	Primary	<a href="#">Report card</a> →
<a href="#">Fixby Junior and Infant School</a>	1.3 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 LINDLEY VILLAGE SURG. (0.9 mi) · BIRKBY HEALTH CENTRE (1.0 mi) · BANKFIELD SURGERY (1.1 mi)

**Nearest hospitals:** SPIRE HOSPITAL (1.2 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (1.3 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (2.7 mi)

**Nearest listed buildings:** PARK GATES AND PAIR OF LODGES TO FIXBY PARK (Grade II) (0.0 mi) · THE WOOD (Grade II) (0.2 mi) · BARN AT THE WOOD (Grade II) (0.3 mi)

**Nearest pharmacies:** ST SHAW PHARMACY (0.9 mi) · RYBURN PHARMACY (1.1 mi) · THE PHARMACY (1.1 mi)

**Nearest stations:** Huddersfield (2.2 mi) · Brighouse (2.3 mi) · Deighton (2.7 mi)

**Nearest supermarkets:** Tesco Express (0.5 mi) · Aldi (0.9 mi) · Spar (0.9 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

No modelled flood risk is recorded for HD2 2EJ 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 HD2	SECTOR HD2 2	POSTCODE HD2 2EJ
Average sold price	£235,007	£285,354	£270,375
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%	0%
Superfast broadband	99%	99%	38%

— = 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 2EJ.

[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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