

Property report — HD2 2FY

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)



Annual **average (mean)** sold price in HD2 2, 1995-2026 (latest £270,926). Hover a point to read its value.
Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2026-03-19	£245,000	41 FOREST COURT	Terraced
2025-09-19	£427,500	16 FOREST COURT	Detached
2025-02-21	£670,000	57 FOREST COURT	Detached
2024-10-25	£279,950	35 FOREST COURT	Detached
2024-09-10	£308,000	37 FOREST COURT	Semi-detached
2024-08-09	£270,000	35 FOREST COURT	Detached
2024-01-24	£230,000	39 FOREST COURT	Terraced
2023-12-22	£257,500	39 FOREST COURT	Terraced
2023-06-30	£241,995	9 FOREST COURT	Terraced
2023-06-28	£248,995	5 FOREST COURT	Terraced
2023-06-27	£240,995	7 FOREST COURT	Terraced
2023-06-23	£300,995	11 FOREST COURT	Detached
2023-04-28	£264,995	15 FOREST COURT	Terraced
2023-03-17	£673,495	59 FOREST COURT	Detached
2022-12-22	£658,995	57 FOREST COURT	Detached
2022-12-13	£664,995	55 FOREST COURT	Detached
2022-12-09	£683,995	51 FOREST COURT	Detached

Date	Price	Address	Type
2022-11-25	£263,995	19 FOREST COURT	Terraced
2022-11-24	£272,995	17 FOREST COURT	Terraced
2022-11-04	£648,995	53 FOREST COURT	Detached
2022-11-03	£674,995	49 FOREST COURT	Detached
2022-08-26	£296,995	47 FOREST COURT	Detached
2022-08-24	£312,995	45 FOREST COURT	Detached
2022-06-30	£284,045	23 FOREST COURT	Detached
2022-06-30	£284,995	31 FOREST COURT	Semi-detached
2022-06-30	£244,995	43 FOREST COURT	Terraced
2022-06-29	£352,995	25 FOREST COURT	Detached
2022-06-06	£300,995	33 FOREST COURT	Semi-detached
2022-05-27	£352,995	21 FOREST COURT	Detached
2022-05-26	£289,995	35 FOREST COURT	Detached
2022-05-20	£278,000	37 FOREST COURT	Semi-detached
2022-04-29	£246,995	39 FOREST COURT	Terraced
2022-04-29	£255,000	41 FOREST COURT	Terraced
2022-04-11	£245,995	29 FOREST COURT	Semi-detached
2022-03-31	£256,496	27 FOREST COURT	Semi-detached
2020-11-20	£429,995	20 FOREST COURT	Detached
2020-10-30	£372,995	18 FOREST COURT	Semi-detached
2020-10-30	£369,995	16 FOREST COURT	Detached
2020-10-07	£349,995	10 FOREST COURT	Detached
2020-10-05	£352,995	6 FOREST COURT	Detached
2020-10-05	£436,995	14 FOREST COURT	Detached
2020-09-18	£349,995	12 FOREST COURT	Detached
2020-09-18	£362,495	8 FOREST COURT	Detached

Date	Price	Address	Type
2020-08-21	£436,995	4 FOREST COURT	Detached
2020-08-14	£426,495	2 FOREST COURT	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Lindley Church of England Infant School	0.4 mi	Primary	Good (2022)
Lindley Junior School	0.4 mi	Primary	Good (2023)
St Patrick's Catholic Primary Academy	1.0 mi	Primary	Report card →
Reinwood Junior School	1.2 mi	Primary	Report card →
Reinwood Infant and Nursery School	1.2 mi	Primary	Good (2021)
Salendine Nook High School	1.2 mi	Secondary	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 LINDLEY VILLAGE SURG. (0.5 mi) · BIRKBY HEALTH CENTRE (0.8 mi) · LINDLEY GROUP PRACTICE LTD (0.9 mi)

Nearest hospitals: BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (1.0 mi) · SPIRE HOSPITAL (1.6 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (3.1 mi)

Nearest listed buildings: MIDDLE BURN FARMHOUSE (Grade II) (0.1 mi) · LOWER BURN FARMHOUSE (Grade II) (0.1 mi) · THE STORE (Grade II) (0.1 mi)

Nearest pharmacies: ST SHAW PHARMACY (0.5 mi) · ACRE PHARMACY (1.0 mi) · WELLCARE PHARMACY (1.1 mi)

Nearest stations: Huddersfield (1.9 mi) · Lockwood (2.4 mi) · Brighouse (2.7 mi)

Nearest supermarkets: Tesco Express (0.2 mi) · Aldi (1.0 mi) · Co-op Food (1.2 mi)

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

Who lives here

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 2FY 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 2FY
Average sold price	£235,007	£285,354	£364,907
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%	100%
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 2FY.

[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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