

# Property report — HD9 1ST

Open-data due diligence for the HD9 1 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£294,633**

sector HD9 1 · 125 sales

POPULATION

**12,310**

sector HD9 1

CRIMES RECORDED

**9**

sector HD9 1 · 2026-04

SCHOOLS

**4**

sector HD9 1

FLOOD RISK

**High**

sector HD9 1

GIGABIT BROADBAND

**62%**

sector HD9 1 of premises

## Sold-price trend (1995-2026)



Average sold price in sector HD9 1 by year, 1995-2026 (latest £350,070). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2021-09-01	£166,500	BERRY GREEN RYECROFT	Detached
2021-01-29	£400,000	STANLEY PARK FARM RYECROFT	Other
2014-08-21	£162,000	THE COTTAGE RYECROFT	Terraced
2014-06-20	£135,000	BERRY GREEN RYECROFT	Terraced
2007-03-30	£177,500	THE COTTAGE RYECROFT	Terraced
2002-02-28	£245,000	RYECROFT FARM RYECROFT	Detached
2001-09-07	£83,950	KENMORE RYECROFT	Terraced
2001-09-03	£74,500	BERRY GREEN RYECROFT	Semi-detached
1997-09-30	£74,500	KENMORE RYECROFT	Terraced
1996-12-20	£55,000	THE COTTAGE RYECROFT	Terraced
1995-10-12	£35,000	BERRY GREEN COTTAGE RYECROFT	Terraced

11 recorded sales on HD9 1ST. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Scholes (Holmfirth) Junior &amp; Infant School</a>	0.3 mi	Primary	<a href="#">Requires improvement (2022)</a>
	0.7 mi	Primary	<a href="#">Report card →</a>

School	Distance	Phase	Ofsted
<a href="#">Holmfirth Junior Infant and Nursery School</a>			
Hepworth Junior and Infant School	1.0 mi	Primary	—
<a href="#">New Mill Junior School</a>	1.1 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">New Mill Infant School</a>	1.1 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Hade Edge Junior, Infant and Nursery School</a>	1.2 mi	Primary	<a href="#">Requires improvement (2023)</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:** ELMWOOD FAMILY DOCTORS (1.2 mi) · OAKLANDS HEALTH CENTRE (1.2 mi) · HONLEY SURGERY (2.9 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (1.2 mi)

**Nearest listed buildings:** THE OLDE HOUSE (Grade II) (0.0 mi) · SANDYGATE FARM (Grade II) (0.1 mi) · 72,74, PARIS ROAD (Grade II) (0.3 mi)

**Nearest pharmacies:** MEDICARE CHEMISTS (0.9 mi) · THE VALLEY PHARMACY (1.1 mi) · NEW MILL PHARMACY (1.2 mi)

**Nearest stations:** Brockholes (2.4 mi) · Stocksmoor (2.9 mi) · Honley (3.2 mi)

**Nearest supermarkets:** Co-op Food (0.9 mi) · The Co-operative Food (1.0 mi) · Lidl (1.1 mi)

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

## Who lives here

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Median age

47

One-person households

26%

Households with children

28%

Households

5,269

Owned 78% · Social rent 6% · Private rent 15%

Census 2021 (ONS), for the HD9 1 area.

## Flood risk

No modelled flood risk is recorded for HD9 1ST 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 HD9	SECTOR HD9 1	POSTCODE HD9 1ST
Average sold price	£319,005	£294,633	£146,268
Population	40,521	12,310	—
Deprivation decile	8/10	7/10	—
Crimes recorded	170	9	—
Schools	17	4	—
Flood risk	High	High	Low
Gigabit broadband	68%	62%	0%
Superfast broadband	90%	92%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD9 1); 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 HD9 1ST.

[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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