

# Property report — HD9 1TF

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

## Sold prices on this postcode

Date	Price	Address	Type
2022-02-23	£865,000	THE VICARAGE BUTT LANE	Other
2020-07-24	£250,000	18 BUTT LANE	Detached
2015-05-01	£318,000	THE OLD COACH HOUSE BUTT LANE	Detached
2009-12-18	£170,000	16 BUTT LANE	Detached
2004-08-16	£179,950	6 BUTT LANE	Terraced
2001-11-16	£80,000	5 BUTT LANE	Semi-detached
2000-11-30	£60,000	6 BUTT LANE	Semi-detached
1999-08-16	£130,000	14 BUTT LANE	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
Hepworth Junior and Infant School	0.3 mi	Primary	—
<a href="#">Scholes (Holmfirth) Junior &amp; Infant School</a>	0.5 mi	Primary	<a href="#">Requires improvement (2022)</a>
<a href="#">New Mill Junior School</a>	1.3 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Hade Edge Junior, Infant and Nursery School</a>	1.4 mi	Primary	<a href="#">Requires improvement (2023)</a>

School	Distance	Phase	Ofsted
<a href="#">Holmfirth Junior Infant and Nursery School</a>	1.4 mi	Primary	<a href="#">Report card →</a>
<a href="#">New Mill Infant School</a>	1.5 mi	Primary	<a href="#">Outstanding (2024)</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 (1.8 mi) · OAKLANDS HEALTH CENTRE (1.9 mi) · SHEPLEY PRIMARY CARE LIMITED (2.6 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (1.9 mi)

**Nearest listed buildings:** 34, TOWN GATE (Grade II) (0.0 mi) · WEAVERS COTTAGE (Grade II) (0.0 mi) · K6 TELEPHONE KIOSK OUTSIDE BUTCHERS ARMS (Grade II) (0.1 mi)

**Nearest pharmacies:** THE VALLEY PHARMACY (1.2 mi) · NEW MILL PHARMACY (1.2 mi) · MEDICARE CHEMISTS (1.6 mi)

**Nearest stations:** Brockholes (2.7 mi) · Stocksmoor (2.8 mi) · Shepley (2.9 mi)

**Nearest supermarkets:** The Co-operative Food (1.4 mi) · Co-op Food (1.6 mi) · Lidl (1.7 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 HD9 1.

## Flood risk

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No modelled flood risk is recorded for HD9 1TF 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?

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Measure	DISTRICT HD9	SECTOR HD9 1	POSTCODE HD9 1TF
Average sold price	£319,005	£294,633	£256,619
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%	100%
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

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### 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 1TF.

**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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