

# Property report — HD9 1TP

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
2025-06-13	£14,235,000	HEPSHAW FARM BEDDING EDGE ROAD	Other
2020-10-30	£360,000	NEW NABB FARM BEDDING EDGE ROAD	Detached
2019-12-18	£620,000	UPPER NABB FARM BEDDING EDGE ROAD	Other
2010-12-23	£445,000	LAW BOTTOM COTTAGE BEDDING EDGE ROAD	Detached
2000-09-29	£162,000	WHITE HOUSE FARM BEDDING EDGE ROAD	Detached
2000-04-14	£310,000	NEW NABB FARM BEDDING EDGE ROAD	Detached

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

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
Upper Nabb Farm, HOLMFIRTH	D	B	110 m <sup>2</sup>	Detached house	2019
Upper Nabb Farm, HOLMFIRTH	E	C	342 m <sup>2</sup>	Detached house	2014

2 certificates for HD9 1TP. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

## Nearest schools

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School	Distance	Phase	Ofsted
Hepworth Junior and Infant School	1.0 mi	Primary	—
<a href="#">Scholes (Holmfirth) Junior &amp; Infant School</a>	1.7 mi	Primary	<a href="#">Requires improvement (2022)</a>
<a href="#">Hade Edge Junior, Infant and Nursery School</a>	1.9 mi	Primary	<a href="#">Requires improvement (2023)</a>
<a href="#">Birdsedge First School</a>	2.3 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">New Mill Junior School</a>	2.5 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Holmfirth Junior Infant and Nursery School</a>	2.6 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:** ELMWOOD FAMILY DOCTORS (3.1 mi) · SHEPLEY PRIMARY CARE LIMITED (3.1 mi) · OAKLANDS HEALTH CENTRE (3.1 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (3.1 mi)

**Nearest listed buildings:** BARN AT HEPHAW FARM (Grade II) (0.1 mi) · LOWER WOOD ROYD FARMHOUSE (Grade II) (0.4 mi) · 8.5 MILES POST AT JUNCTION OF GATE HEAD LANE (Grade II) (0.4 mi)

**Nearest pharmacies:** NEW MILL PHARMACY (2.4 mi) · THE VALLEY PHARMACY (2.4 mi) · MEDICARE CHEMISTS (2.8 mi)

**Nearest stations:** Shepley (3.4 mi) · Stocksmoor (3.5 mi) · Denby Dale (3.6 mi)

**Nearest supermarkets:** The Co-operative Food (2.5 mi) · The Co-operative Food (2.7 mi) · Co-op Food (2.8 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 1TP 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 1TP
Average sold price	£319,005	£294,633	£2,688,667
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%	56%
Superfast broadband	90%	92%	67%

— = 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 1TP.

[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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