

# Property report — HD9 1XE

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
2023-12-12	£215,000	35 CLIFF LANE	Semi-detached
2019-08-01	£602,000	18 CLIFF LANE	Detached
2015-07-20	£159,950	33 CLIFF LANE	Semi-detached
2013-09-23	£243,000	13 CLIFF LANE	Detached
2011-04-11	£235,000	13 CLIFF LANE	Terraced
2008-03-20	£325,000	43 CLIFF LANE	Detached
2007-11-09	£155,000	25 CLIFF LANE	Semi-detached
2005-06-23	£160,000	21 CLIFF LANE	Semi-detached
2005-05-27	£229,500	13 CLIFF LANE	Terraced
2004-05-21	£139,950	33 CLIFF LANE	Semi-detached
2003-07-04	£110,000	39 CLIFF LANE	Semi-detached
2003-04-02	£80,000	13 CLIFF LANE	Terraced
2001-06-01	£76,000	31 CLIFF LANE	Semi-detached
1997-12-15	£24,200	15 CLIFF LANE	Terraced
1997-11-06	£65,000	31 CLIFF LANE	Semi-detached
1997-10-02	£110,000	17 CLIFF LANE	Terraced
1996-01-31	£40,000	21 CLIFF LANE	Semi-detached
1995-10-06	£30,000	15 CLIFF LANE	Terraced

Date	Price	Address	Type
1995-05-25	£85,000	24 CLIFF LANE	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Holmfirth Junior Infant and Nursery School</a>	0.4 mi	Primary	<a href="#">Report card →</a>
<a href="#">New Mill Infant School</a>	0.8 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Holmfirth High School</a>	0.8 mi	Secondary	<a href="#">Outstanding (2023)</a>
<a href="#">New Mill Junior School</a>	0.9 mi	Primary	<a href="#">Outstanding (2024)</a>
<a href="#">Upperthong Junior and Infant School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Netherthong Primary School</a>	0.9 mi	Primary	<a href="#">Good (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

**Nearest GP surgeries:** ELMWOOD FAMILY DOCTORS (0.4 mi) · OAKLANDS HEALTH CENTRE (0.5 mi) · HONLEY SURGERY (2.1 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (0.5 mi)

**Nearest listed buildings:** 59, CLIFF ROAD (Grade II) (0.0 mi) · 13 AND 15, CLIFF LANE, HOLMFIRTH (Grade II) (0.0 mi) · 45,47, CLIFF ROAD (Grade II) (0.1 mi)

**Nearest pharmacies:** MEDICARE CHEMISTS (0.2 mi) · MEDICARE CHEMISTS (0.4 mi) · THE VALLEY PHARMACY (1.1 mi)

**Nearest stations:** Brockholes (1.8 mi) · Honley (2.5 mi) · Stocksmoor (2.8 mi)

**Nearest supermarkets:** Co-op Food (0.1 mi) · Lidl (0.3 mi) · The Co-operative Food (0.5 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 1XE 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 1XE
Average sold price	£319,005	£294,633	£162,347
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%	95%
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 1XE.

[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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