

Property report — HD9 2AB

Open-data due diligence for the HD9 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

£301,958

sector HD9 2 · 98 sales

POPULATION

11,234

sector HD9 2

CRIMES RECORDED

7

sector HD9 2 · 2026-04

SCHOOLS

5

sector HD9 2

FLOOD RISK

High

sector HD9 2

GIGABIT BROADBAND

54%

sector HD9 2 of premises

Sold-price trend (1995-2026)



Average sold price in HD9 2 by year, 1995-2026 (latest £252,700). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-01-24	£625,000	LINDLEY COTTAGE, WARD PLACE WARD PLACE LANE	Semi-detached
2020-12-02	£535,000	BOTHY COTTAGE, WARD PLACE WARD PLACE LANE	Semi-detached
2019-07-15	£650,000	THE LOFTS, WARD PLACE WARD PLACE LANE	Detached
2017-12-15	£450,000	BUCKLEY FOLD, WARD PLACE WARD PLACE LANE	Semi-detached
2017-10-13	£650,000	ROBINSON BARN, WARD PLACE WARD PLACE LANE	Semi-detached
2017-08-04	£425,000	LINDLEY COTTAGE, WARD PLACE WARD PLACE LANE	Semi-detached
2017-07-17	£400,000	BOTHY COTTAGE, WARD PLACE WARD PLACE LANE	Semi-detached
2014-06-23	£550,000	THE LOFTS, WARD PLACE WARD PLACE LANE	Detached

8 recorded sales on HD9 2AB. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
	0.4 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Holmfirth Junior Infant and Nursery School			
Upperthong Junior and Infant School	0.5 mi	Primary	Report card →
Hinchliffe Mill Junior and Infant School	1.0 mi	Primary	Report card →
Scholes (Holmfirth) Junior & Infant School	1.1 mi	Primary	Requires improvement (2022)
Hade Edge Junior, Infant and Nursery School	1.2 mi	Primary	Requires improvement (2023)
New Mill Infant School	1.5 mi	Primary	Outstanding (2024)

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: OAKLANDS HEALTH CENTRE (1.1 mi) · ELMWOOD FAMILY DOCTORS (1.1 mi) · HONLEY SURGERY (2.7 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (1.1 mi)

Nearest listed buildings: WARD PLACE HOUSE TO EAST OF GROUP (Grade II) (0.0 mi) · WARD PLACE HOUSE AND BARN TO WEST OF GROUP (Grade II) (0.0 mi) · MALKIN HOUSE (Grade II) (0.3 mi)

Nearest pharmacies: MEDICARE CHEMISTS (0.5 mi) · MEDICARE CHEMISTS (1.1 mi) · THE VALLEY PHARMACY (1.7 mi)

Nearest stations: Brockholes (2.5 mi) · Honley (3.1 mi) · Stocksmoor (3.5 mi)

Nearest supermarkets: Co-op Food (0.7 mi) · Lidl (0.9 mi) · The Co-operative Food (1.2 mi)

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

Who lives here

Median age

48

One-person households

27%

Households with children

27%

Households

4,850

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

Census 2021 (ONS), for HD9 2.

Flood risk

No modelled flood risk is recorded for HD9 2AB 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 2	POSTCODE HD9 2AB
Average sold price	£319,005	£301,958	£535,625
Population	40,521	11,234	—
Deprivation decile	8/10	8/10	—
Crimes recorded	170	7	—
Schools	17	5	—
Flood risk	High	High	Low
Gigabit broadband	68%	54%	0%
Superfast broadband	90%	80%	0%

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

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Compare conveyancing quotes

You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD9 2AB.

[Compare conveyancing quotes →](#)

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