

Property report — HD9 2HY

Open-data due diligence for HD9 2HY and the area around it.

What scope is each figure? Sold sales, broadband and flood risk are for **HD9 2HY** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD9 2** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

£301,958

SECTOR HD9 2 · 98 sales

POPULATION

11,234

SECTOR HD9 2

CRIMES RECORDED

7

SECTOR HD9 2 · Apr 26

SCHOOLS

5

SECTOR HD9 2

FLOOD RISK

None modelled

THIS POSTCODE

GIGABIT BROADBAND

54%

SECTOR HD9 2 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD9 2, 1995-2026 (latest £252,700). Hover a point to read its value. Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-03-25	£300,000	17 MOSS EDGE VIEW	Terraced
2025-03-25	£335,000	29 MOSS EDGE VIEW	Semi-detached
2025-02-17	£300,000	15 MOSS EDGE VIEW	Terraced
2024-05-09	£315,000	8 MOSS EDGE VIEW	Terraced
2024-01-03	£320,000	23 MOSS EDGE VIEW	Terraced
2022-09-27	£325,000	21 MOSS EDGE VIEW	Terraced
2021-04-30	£422,000	12 MOSS EDGE VIEW	Detached
2021-04-08	£715,000	14 MOSS EDGE VIEW	Detached
2020-12-21	£310,000	31 MOSS EDGE VIEW	Detached
2020-03-13	£286,800	11 MOSS EDGE VIEW	Detached
2020-03-06	£280,000	9 MOSS EDGE VIEW	Semi-detached
2018-03-02	£225,000	29 MOSS EDGE VIEW	Semi-detached
2016-08-05	£277,000	9 MOSS EDGE VIEW	Semi-detached
2016-07-08	£235,000	25 MOSS EDGE VIEW	Semi-detached
2015-11-27	£246,000	3 MOSS EDGE VIEW	Terraced
2015-05-08	£465,000	14 MOSS EDGE VIEW	Detached
2014-12-15	£237,500	5 MOSS EDGE VIEW	Terraced

Date	Price	Address	Type
2014-03-06	£200,000	10 MOSS EDGE VIEW	Terraced
2009-09-18	£205,000	29 MOSS EDGE VIEW	Semi-detached
2009-02-16	£240,000	3 MOSS EDGE VIEW	Terraced
2008-05-23	£227,500	17 MOSS EDGE VIEW	Terraced
2006-12-15	£228,000	4 MOSS EDGE VIEW	Terraced
2006-06-23	£364,950	12 MOSS EDGE VIEW	Detached
2006-06-06	£394,950	33 MOSS EDGE VIEW	Detached
2006-04-27	£214,950	29 MOSS EDGE VIEW	Semi-detached
2006-03-24	£214,950	31 MOSS EDGE VIEW	Detached
2006-02-17	£214,950	23 MOSS EDGE VIEW	Terraced
2006-02-10	£212,000	19 MOSS EDGE VIEW	Terraced
2006-01-20	£249,950	7 MOSS EDGE VIEW	Terraced
2005-12-16	£214,950	25 MOSS EDGE VIEW	Terraced
2005-12-16	£214,950	27 MOSS EDGE VIEW	Semi-detached
2005-11-11	£212,500	17 MOSS EDGE VIEW	Terraced
2005-11-11	£212,500	21 MOSS EDGE VIEW	Terraced
2005-10-14	£239,950	5 MOSS EDGE VIEW	Terraced
2005-10-07	£214,950	15 MOSS EDGE VIEW	Terraced
2005-09-30	£244,950	3 MOSS EDGE VIEW	Terraced
2005-08-19	£249,950	11 MOSS EDGE VIEW	Detached
2005-08-12	£249,950	9 MOSS EDGE VIEW	Semi-detached
2005-08-08	£38,000	2 MOSS EDGE VIEW	Terraced
2005-06-03	£249,950	1 MOSS EDGE VIEW	Terraced
2005-04-29	£204,950	4 MOSS EDGE VIEW	Terraced
2005-04-29	£204,950	6 MOSS EDGE VIEW	Terraced
2005-04-25	£204,950	8 MOSS EDGE VIEW	Terraced

Date	Price	Address	Type
2005-04-22	£207,500	10 MOSS EDGE VIEW	Terraced
2001-05-01	£55,000	14 MOSS EDGE VIEW	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Hinchliffe Mill Junior and Infant School	0.2 mi	Primary	Report card →
Upperthong Junior and Infant School	0.9 mi	Primary	Report card →
Holme Junior and Infant School	1.1 mi	Primary	Report card →
Holmfirth Junior Infant and Nursery School	1.5 mi	Primary	Report card →
Hade Edge Junior, Infant and Nursery School	1.7 mi	Primary	Requires improvement (2023)
Netherthong Primary School	2.2 mi	Primary	Good (2023)

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 (1.9 mi) · ELMWOOD FAMILY DOCTORS (2.0 mi) · MELTHAM GROUP PRACTICE (2.8 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.0 mi)

Nearest listed buildings: BRIDGE TAVERN (Grade II) (0.0 mi) · BOUNDARY STONE OPPOSITE POST OFFICE (Grade II) (0.1 mi) · CHURCH OF ST DAVID (Grade II) (0.1 mi)

Nearest pharmacies: MEDICARE CHEMISTS (1.5 mi) · MEDICARE CHEMISTS (2.0 mi) · MELTHAM PHARMACY (2.7 mi)

Nearest stations: Brockholes (3.3 mi) · Honley (3.8 mi) · Berry Brow (4.5 mi)

Nearest supermarkets: Co-op Food (1.7 mi) · Lidl (1.9 mi) · Aldi (2.3 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.

Recorded crime trend



Recorded crimes per month in HD9 2 (May 24–Apr 26, average 13/month). Hover a point to read the count. Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD9 2HY in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

How granular is this?

Measure	DISTRICT HD9	SECTOR HD9 2	POSTCODE HD9 2HY
Average sold price	£319,005	£301,958	£261,810
Population	40,521	11,234	—
Deprivation decile (1 = most deprived)	8/10	8/10	—
Crimes recorded	170	7	—
Schools	17	5	—
Flood risk	High	High	Low
Gigabit broadband	68%	54%	100%
Superfast broadband	90%	80%	100%

— = 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.

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 2HY.

[Compare conveyancing quotes →](#)

Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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