

Property report — HD9 2NF

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

Sold prices on this postcode

Date	Price	Address	Type
2017-07-14	£120,000	2 SMITHY LANE	Terraced
2016-07-29	£122,500	3 SMITHY LANE	Terraced
2013-06-07	£102,000	2 SMITHY LANE	Terraced
2007-01-31	£93,000	3 SMITHY LANE	Terraced
2003-12-24	£78,500	2 SMITHY LANE	Terraced
2001-05-30	£60,000	1 SMITHY LANE	Semi-detached
1996-08-09	£51,000	2 SMITHY LANE	Terraced

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

Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
3, Smithy Lane, HOLMFIRTH	D	B	50 m ²	[object Object]	2016
3, Smithy Lane, HOLMFIRTH	D	B	50 m ²	[object Object]	2016

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

Nearest schools

School	Distance	Phase	Ofsted
Hinchliffe Mill Junior and Infant School	0.2 mi	Primary	Report card →
Holme Junior and Infant School	1.0 mi	Primary	Report card →
Upperthong Junior and Infant School	1.1 mi	Primary	Report card →
Holmfirth Junior Infant and Nursery School	1.6 mi	Primary	Report card →
Hade Edge Junior, Infant and Nursery School	1.6 mi	Primary	Requires improvement (2023)
Netherthong Primary School	2.3 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 (2.0 mi) · ELMWOOD FAMILY DOCTORS (2.1 mi) · MELTHAM GROUP PRACTICE (2.9 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.1 mi)

Nearest listed buildings: 8 MILES POST 100 YARDS TO EAST OF NO 224 (Grade II) (0.1 mi) · CHURCH OF ST DAVID (Grade II) (0.1 mi) · BOUNDARY STONE OPPOSITE POST OFFICE (Grade II) (0.1 mi)

Nearest pharmacies: MEDICARE CHEMISTS (1.6 mi) · MEDICARE CHEMISTS (2.1 mi) · MELTHAM PHARMACY (2.8 mi)

Nearest stations: Brockholes (3.5 mi) · Honley (3.9 mi) · Berry Brow (4.6 mi)

Nearest supermarkets: Co-op Food (1.8 mi) · Lidl (2.0 mi) · Aldi (2.4 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 the HD9 2 area.

Flood risk

No modelled flood risk is recorded for HD9 2NF 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 2NF
Average sold price	£319,005	£301,958	£89,571
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%	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.

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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 2NF.

[Compare conveyancing quotes →](#)

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