

# Property report — HD9 2NR

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 prices on this postcode

| Date       | Price    | Address                        | Type          |
|------------|----------|--------------------------------|---------------|
| 2025-01-07 | £510,000 | HILLSIDE COTTAGE YEW TREE LANE | Semi-detached |

| Date       | Price    | Address                        | Type          |
|------------|----------|--------------------------------|---------------|
| 2018-12-12 | £450,000 | HILLSIDE COTTAGE YEW TREE LANE | Semi-detached |
| 2017-12-01 | £305,000 | YEW TREE COTTAGE YEW TREE LANE | Detached      |
| 2015-02-09 | £383,500 | YEW TREE HOUSE YEW TREE LANE   | Semi-detached |
| 2011-11-24 | £410,000 | OLD THORN YEW TREE LANE        | Detached      |
| 2005-06-09 | £212,500 | YEW TREE COTTAGE YEW TREE LANE | Detached      |
| 2004-06-09 | £285,000 | OLD THORN YEW TREE LANE        | Detached      |

7 recorded sales on HD9 2NR. 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    | 0.5 mi   | Primary | —                           |
| Upperthong Junior and Infant School         | 0.7 mi   | Primary | —                           |
| Holmfirth Junior Infant and Nursery School  | 1.3 mi   | Primary | —                           |
| Holme Junior and Infant School              | 1.3 mi   | Primary | —                           |
| Netherthong Primary School                  | 1.8 mi   | Primary | Good (2023)                 |
| Hade Edge Junior, Infant and Nursery School | 1.9 mi   | Primary | Requires improvement (2023) |

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

## Flood risk

No modelled flood risk is recorded for HD9 2NR 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<br>HD9 | SECTOR<br>HD9 2 | POSTCODE<br>HD9 2NR |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price  | £319,005        | £301,958        | £365,143            |
| 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%             | 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 2NR.

[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.

---

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.