

# Property report — HD9 2NZ

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          |
|------------|----------|--------------|---------------|
| 2026-01-16 | £170,000 | 28 FORD GATE | Semi-detached |
| 2025-03-25 | £206,000 | 44 FORD GATE | Terraced      |
| 2023-05-26 | £90,000  | 28 FORD GATE | Semi-detached |
| 2023-04-21 | £195,000 | 44 FORD GATE | Terraced      |
| 2022-05-17 | £180,000 | 42 FORD GATE | Terraced      |
| 2015-02-17 | £144,995 | 44 FORD GATE | Terraced      |
| 2014-06-10 | £146,000 | 48 FORD GATE | Terraced      |
| 2007-10-12 | £134,950 | 46 FORD GATE | Terraced      |
| 2007-05-09 | £80,000  | 30 FORD GATE | Terraced      |
| 2006-07-31 | £135,000 | 48 FORD GATE | Terraced      |
| 2006-07-14 | £106,000 | 32 FORD GATE | Terraced      |
| 2006-05-19 | £119,999 | 40 FORD GATE | Terraced      |
| 2005-03-14 | £91,000  | 40 FORD GATE | Terraced      |
| 2004-08-06 | £86,000  | 44 FORD GATE | Terraced      |
| 2004-03-24 | £69,000  | 28 FORD GATE | Semi-detached |
| 2004-02-24 | £92,000  | 46 FORD GATE | Terraced      |
| 2002-08-09 | £29,000  | 28 FORD GATE | Semi-detached |

| Date       | Price   | Address      | Type     |
|------------|---------|--------------|----------|
| 2000-06-16 | £65,500 | 48 FORD GATE | Terraced |
| 1996-10-17 | £33,000 | 30 FORD GATE | Terraced |
| 1996-07-15 | £30,500 | 44 FORD GATE | Terraced |
| 1996-06-28 | £32,500 | 32 FORD GATE | Terraced |
| 1996-02-27 | £35,750 | 46 FORD GATE | Terraced |
| 1996-02-23 | £37,000 | 50 FORD GATE | Terraced |

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

## Nearest schools

| School  | Distance | Phase   | Ofsted                                      |
|---|----------|---------|---|
| <a href="#">Hinchliffe Mill Junior and Infant School</a>    | 0.2 mi   | Primary | <a href="#">Report card →</a>               |
| <a href="#">Upperthong Junior and Infant School</a>         | 0.7 mi   | Primary | <a href="#">Report card →</a>               |
| <a href="#">Holmfirth Junior Infant and Nursery School</a>  | 1.2 mi   | Primary | <a href="#">Report card →</a>               |
| <a href="#">Holme Junior and Infant School</a>              | 1.4 mi   | Primary | <a href="#">Report card →</a>               |
| <a href="#">Hade Edge Junior, Infant and Nursery School</a> | 1.5 mi   | Primary | <a href="#">Requires improvement (2023)</a> |
| <a href="#">Netherthong Primary School</a>                  | 1.9 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:** OAKLANDS HEALTH CENTRE (1.7 mi) · ELMWOOD FAMILY DOCTORS (1.7 mi) · MELTHAM GROUP PRACTICE (2.8 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (1.7 mi)

**Nearest listed buildings:** HINCHCLIFFE MILL BRIDGE (Grade II) (0.0 mi) · 9,11,13, OLD ROAD (Grade II) (0.0 mi) · 52,54,56,58,60,62, OLD ROAD (Grade II) (0.0 mi)

**Nearest pharmacies:** MEDICARE CHEMISTS (1.3 mi) · MEDICARE CHEMISTS (1.7 mi) · THE VALLEY PHARMACY (2.6 mi)

**Nearest stations:** Brockholes (3.1 mi) · Honley (3.6 mi) · Berry Brow (4.3 mi)

**Nearest supermarkets:** Co-op Food (1.4 mi) · Lidl (1.6 mi) · Aldi (2.0 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

---

**Flood risk at this postcode: Low** — 4 properties here fall in an at-risk band (0 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 2NZ |
|--------------------|-----------------|-----------------|---------------------|
| Average sold price | £319,005        | £301,958        | £100,400            |
| Population         | 40,521          | 11,234          | —                   |

| Measure             | DISTRICT<br>HD9 | SECTOR<br>HD9 2 | POSTCODE<br>HD9 2NZ |
|---------------------|-----------------|-----------------|---------------------|
| Deprivation decile  | 8/10            | 8/10            | —                   |
| Crimes recorded     | 170             | 7               | —                   |
| Schools             | 17              | 5               | —                   |
| Flood risk          | High            | High            | Low                 |
| Gigabit broadband   | 68%             | 54%             | 33%                 |
| 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 2NZ.

[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.