

# Property report — HD9 2PE

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
2025-10-27	£410,000	CHERITH DOBB LANE	Detached

Date	Price	Address	Type
2023-09-08	£750,000	THE BECK DOBB LANE	Detached
2020-10-21	£550,000	42 DOBB LANE	Detached
2020-07-17	£310,000	LITTLE PASTURE DOBB LANE	Detached
2020-06-25	£602,500	44 DOBB LANE	Detached
2019-08-02	£265,000	HILLCREST DOBB LANE	Semi-detached
2019-03-01	£385,000	WOODSTOCK DOBB LANE	Detached
2018-11-07	£223,000	42 DOBB LANE	Other
2018-03-02	£122,000	27 DOBB LANE	Terraced
2017-06-16	£550,000	THE BECK DOBB LANE	Detached
2017-03-24	£85,000	23 DOBB LANE	Flat
2016-03-31	£170,000	15 - 17 DOBB LANE	Flat
2015-12-01	£304,000	WOODSTOCK DOBB LANE	Detached
2015-01-23	£185,000	HILLCREST DOBB LANE	Semi-detached
2012-11-09	£235,000	WOODSTOCK DOBB LANE	Detached
2010-12-14	£157,500	CHERITH DOBB LANE	Detached
2010-07-23	£72,000	23 DOBB LANE	Flat
2007-11-19	£132,500	25 DOBB LANE	Terraced
2007-07-10	£88,000	25 DOBB LANE	Terraced
2007-05-04	£273,000	THE OLD CHAPEL DOBB LANE	Flat
2002-05-10	£33,500	23 DOBB LANE	Flat

21 recorded sales on HD9 2PE. 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	0.1 mi	Primary	—

School	Distance	Phase	Ofsted
Upperthong Junior and Infant School	0.8 mi	Primary	—
Holme Junior and Infant School	1.3 mi	Primary	—
Holmfirth Junior Infant and Nursery School	1.3 mi	Primary	—
Hade Edge Junior, Infant and Nursery School	1.5 mi	Primary	Requires improvement (2023)
Netherthong Primary School	2.0 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.

## Flood risk

No modelled flood risk is recorded for HD9 2PE 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 2PE
Average sold price	£319,005	£301,958	£281,095
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

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### 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 2PE.

[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.

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