

Property report — HD9 2QE

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

Sold prices on this postcode

Date	Price	Address	Type
2021-05-28	£375,000	303 WOODHEAD ROAD	Semi-detached
2019-09-19	£372,000	305 WOODHEAD ROAD	Semi-detached
2018-12-14	£500,000	SHOEBROAD HOUSE WOODHEAD ROAD	Detached
2017-03-15	£515,000	301 WOODHEAD ROAD	Other
2016-11-14	£700,000	UNDERHILL WOODHEAD ROAD	Detached
2014-06-06	£760,000	BROADMERE WOODHEAD ROAD	Detached
2013-04-12	£695,000	309 WOODHEAD ROAD	Detached
2012-06-07	£585,000	307 WOODHEAD ROAD	Detached
2011-10-20	£300,000	305 WOODHEAD ROAD	Semi-detached
2000-09-29	£170,000	309 WOODHEAD ROAD	Detached

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

Nearest schools

School	Distance	Phase	Ofsted
Holme Junior and Infant School	0.2 mi	Primary	Report card →
Hinchliffe Mill Junior and Infant School	1.0 mi	Primary	Report card →
Upperthong Junior and Infant School	1.8 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Hade Edge Junior, Infant and Nursery School	2.2 mi	Primary	Requires improvement (2023)
Holmfirth Junior Infant and Nursery School	2.3 mi	Primary	Report card →
Meltham CofE (VC) Primary School	2.7 mi	Primary	Report card →

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 (2.8 mi) · ELMWOOD FAMILY DOCTORS (2.9 mi) · MELTHAM GROUP PRACTICE (3.1 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.9 mi)

Nearest listed buildings: Underhill (Grade II) (0.1 mi) · 3, HOLME (Grade II) (0.1 mi) · 5, HOLME (Grade II) (0.1 mi)

Nearest pharmacies: MEDICARE CHEMISTS (2.4 mi) · MEDICARE CHEMISTS (2.9 mi) · MELTHAM PHARMACY (2.9 mi)

Nearest stations: Brockholes (4.2 mi) · Honley (4.6 mi) · Berry Brow (5.2 mi)

Nearest supermarkets: Co-op Food (2.6 mi) · Lidl (2.7 mi) · Co-op Food (2.9 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.

Flood risk

No modelled flood risk is recorded for HD9 2QE 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 2QE
Average sold price	£319,005	£301,958	£497,200
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%	89%
Superfast broadband	90%	80%	89%

— = 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.

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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 2QE.

[Compare conveyancing quotes →](#)

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