

Property report — HD9 2QQ

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
2025-07-25	£680,000	2, MEAL HILL FARM MEAL HILL ROAD	Semi-detached
2023-09-29	£500,000	LITTLE MISTAL MEAL HILL ROAD	Other
2022-01-14	£230,000	1 MEAL HILL ROAD	Detached
2020-04-20	£123,500	19 MEAL HILL ROAD	Semi-detached
2020-03-10	£475,000	2, MEAL HILL FARM MEAL HILL ROAD	Other
2019-09-10	£100,000	UPPER LYDGATE FARM MEAL HILL ROAD	Other
2019-05-31	£740,000	18 MEAL HILL ROAD	Other
2018-07-18	£200,000	13 MEAL HILL ROAD	Other
2017-10-17	£354,250	LITTLE MISTAL MEAL HILL ROAD	Semi-detached
2014-08-22	£420,000	14 MEAL HILL ROAD	Detached
2011-10-20	£146,000	8 MEAL HILL ROAD	Terraced
2000-05-25	£144,000	20 MEAL HILL ROAD	Detached
1998-12-14	£45,000	1 MEAL HILL ROAD	Detached
1997-09-02	£35,000	9 MEAL HILL ROAD	Terraced
1995-06-16	£42,550	24 MEAL HILL ROAD	Terraced
1995-06-16	£42,550	26 MEAL HILL ROAD	Terraced
1995-04-28	£35,000	17 MEAL HILL ROAD	Semi-detached

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

Nearest schools

School	Distance	Phase	Ofsted
Holme Junior and Infant School	0.1 mi	Primary	Report card →
Hinchliffe Mill Junior and Infant School	1.2 mi	Primary	Report card →
Upperthong Junior and Infant School	1.9 mi	Primary	Report card →
Hade Edge Junior, Infant and Nursery School	2.4 mi	Primary	Requires improvement (2023)
Holmfirth Junior Infant and Nursery School	2.5 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 (2.9 mi) · ELMWOOD FAMILY DOCTORS (3.0 mi) · MELTHAM GROUP PRACTICE (3.0 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (3.0 mi)

Nearest listed buildings: COTTAGE TO WEST OF UPPER LYDGATE FARM (Grade II) (0.0 mi) · NO 8 AND ADJOINING BARN (Grade II) (0.0 mi) · UPPERFOLD FARMHOUSE (Grade II) (0.1 mi)

Nearest pharmacies: MEDICARE CHEMISTS (2.6 mi) · MELTHAM PHARMACY (2.9 mi) · MEDICINES2HOME.COM (3.0 mi)

Nearest stations: Brockholes (4.3 mi) · Honley (4.6 mi) · Berry Brow (5.2 mi)

Nearest supermarkets: Co-op Food (2.7 mi) · Lidl (2.9 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 2QQ 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 2QQ
Average sold price	£319,005	£301,958	£253,697
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%	81%
Superfast broadband	90%	80%	81%

— = 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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD9 2QQ.

[Compare conveyancing quotes →](#)

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