

# Property report — HD9 2RU

Open-data due diligence for HD9 2RU and the area around it.

**What scope is each figure?** Sold sales, broadband and flood risk are for **HD9 2RU** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD9 2** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

**£301,958**

SECTOR HD9 2 · 98 sales

POPULATION

**11,234**

SECTOR HD9 2

CRIMES RECORDED

**7**

SECTOR HD9 2 · Apr 26

SCHOOLS

**5**

SECTOR HD9 2

FLOOD RISK

**None modelled**

THIS POSTCODE

GIGABIT BROADBAND

**54%**

SECTOR HD9 2 of premises

## Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD9 2, 1995-2026 (latest £252,700). Hover a point to read its value. Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2022-11-04	£348,075	CORRAN CROFT ROODS LANE	Semi-detached
2018-02-28	£580,000	THE FORGE ROODS LANE	Detached
2003-08-01	£128,000	CORRAN CROFT ROODS LANE	Semi-detached
2000-09-29	£250,000	THE FORGE ROODS LANE	Detached
1999-03-01	£60,000	THE FORGE ROODS LANE	Detached

5 recorded sales on HD9 2RU. 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>	0.7 mi	Primary	<a href="#">Report card →</a>
<a href="#">Holme Junior and Infant School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Upperthong Junior and Infant School</a>	1.1 mi	Primary	<a href="#">Report card →</a>
<a href="#">Holmfirth Junior Infant and Nursery School</a>	1.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">Meltham CofE (VC) Primary School</a>	2.1 mi	Primary	<a href="#">Report card →</a>
	2.1 mi	Primary	

School	Distance	Phase	Ofsted
<a href="#">Hade Edge Junior, Infant and Nursery School</a>			<a href="#">Requires improvement (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

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**Nearest GP surgeries:** OAKLANDS HEALTH CENTRE (2.1 mi) · ELMWOOD FAMILY DOCTORS (2.2 mi) · MELTHAM GROUP PRACTICE (2.4 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (2.1 mi)

**Nearest listed buildings:** BARN AT AUSTONLEY HALL (Grade II) (0.1 mi) · AUSTONLEY HALL (Grade II) (0.1 mi) · HOUSE AND ATTACHED BARN ADJOINING AUSTONLEY HALL (Grade II) (0.1 mi)

**Nearest pharmacies:** MEDICARE CHEMISTS (1.8 mi) · MEDICARE CHEMISTS (2.2 mi) · MELTHAM PHARMACY (2.3 mi)

**Nearest stations:** Brockholes (3.4 mi) · Honley (3.8 mi) · Berry Brow (4.3 mi)

**Nearest supermarkets:** Co-op Food (1.9 mi) · Lidl (2.0 mi) · Co-op Food (2.3 mi)

Straight-line distance from the postcode. Source: [NaPTAN \(DfT\)](#).

## Who lives here

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Median age

48

One-person households

27%

Households with children

27%

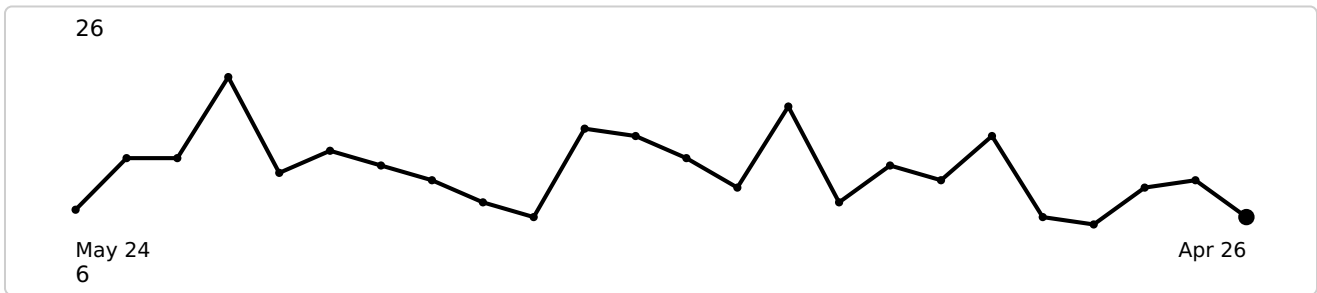
Households

4,850

Owned 78% · Social rent 6% · Private rent 15%

Census 2021 (ONS), for HD9 2.

## Recorded crime trend



Recorded crimes per month in HD9 2 (May 24–Apr 26, average 13/month). Hover a point to read the count. Source: Police.uk street-level data.

## Flood risk

No modelled flood risk is recorded for HD9 2RU in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

## How granular is this?

Measure	DISTRICT HD9	SECTOR HD9 2	POSTCODE HD9 2RU
Average sold price	£319,005	£301,958	£273,215
Population	40,521	11,234	—
Deprivation decile (1 = most deprived)	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%	67%

— = 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 2RU.

[Compare conveyancing quotes →](#)

### Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

We may earn a referral fee if you use our conveyancing or removals links. It never changes your price, and you are always free to choose your own provider.

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