

# Property report — HD9 2TB

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
2021-05-14	£250,000	BRADSHAW EDGE FARM GUINEA GATE	Detached
2006-07-31	£115,000	THE BARN WILD BOAR CLOUGH FARM GUINEA GATE	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Hade Edge Junior, Infant and Nursery School</a>	0.7 mi	Primary	<a href="#">Requires improvement (2023)</a>
Hepworth Junior and Infant School	1.3 mi	Primary	—
<a href="#">Scholes (Holmfirth) Junior &amp; Infant School</a>	1.6 mi	Primary	<a href="#">Requires improvement (2022)</a>
<a href="#">Holmfirth Junior Infant and Nursery School</a>	2.0 mi	Primary	<a href="#">Report card →</a>
<a href="#">Hinchliffe Mill Junior and Infant School</a>	2.1 mi	Primary	<a href="#">Report card →</a>
<a href="#">Upperthong Junior and Infant School</a>	2.3 mi	Primary	<a href="#">Report card →</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:** ELMWOOD FAMILY DOCTORS (2.7 mi) · OAKLANDS HEALTH CENTRE (2.7 mi) · SHEPLEY PRIMARY CARE LIMITED (3.9 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (2.7 mi)

**Nearest listed buildings:** DAISY LEE (Grade II) (0.2 mi) · MILESTONE APPROXIMATELY 30 METRES SOUTH OF JUNCTION WITH BARE BONES ROAD (Grade II) (0.4 mi) · HADE EDGE METHODIST SUNDAY SCHOOL (Grade II) (0.6 mi)

**Nearest pharmacies:** MEDICARE CHEMISTS (2.2 mi) · THE VALLEY PHARMACY (2.6 mi) · NEW MILL PHARMACY (2.6 mi)

**Nearest stations:** Brockholes (3.9 mi) · Stocksmoor (4.2 mi) · Shepley (4.3 mi)

**Nearest supermarkets:** Co-op Food (2.3 mi) · The Co-operative Food (2.5 mi) · Lidl (2.5 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

---

No modelled flood risk is recorded for HD9 2TB 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 2TB
Average sold price	£319,005	£301,958	£182,500
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%	0%

— = 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 2TB.

[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.