

Property report — HD9 2TZ

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)



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
2026-02-13	£315,000	18 BOSHAW VIEW	Semi-detached
2025-05-21	£450,000	19 BOSHAW VIEW	Detached
2025-03-31	£556,000	40 BOSHAW VIEW	Detached
2025-02-10	£572,500	27 BOSHAW VIEW	Detached
2024-11-08	£476,000	14 BOSHAW VIEW	Detached
2024-10-25	£105,000	28 BOSHAW VIEW	Semi-detached
2024-05-16	£300,000	16 BOSHAW VIEW	Semi-detached
2023-08-29	£450,000	4 BOSHAW VIEW	Detached
2023-06-16	£415,000	3 BOSHAW VIEW	Detached
2023-04-21	£515,000	36 BOSHAW VIEW	Detached
2023-02-26	£545,995	27 BOSHAW VIEW	Detached
2022-12-12	£426,500	23 BOSHAW VIEW	Detached
2022-01-21	£539,995	40 BOSHAW VIEW	Detached
2021-09-24	£549,995	43 BOSHAW VIEW	Detached
2021-09-17	£525,995	29 BOSHAW VIEW	Detached
2021-09-17	£300,000	6 BOSHAW VIEW	Semi-detached
2021-06-25	£515,000	41 BOSHAW VIEW	Detached

Date	Price	Address	Type
2021-06-25	£525,995	58 BOSHAW VIEW	Detached
2021-06-25	£529,995	25 BOSHAW VIEW	Detached
2021-06-25	£277,000	18 BOSHAW VIEW	Semi-detached
2021-06-23	£515,995	60 BOSHAW VIEW	Detached
2021-04-09	£267,995	48 BOSHAW VIEW	Semi-detached
2021-03-30	£449,995	36 BOSHAW VIEW	Detached
2021-03-25	£423,246	2 BOSHAW VIEW	Detached
2021-03-12	£254,000	32 BOSHAW VIEW	Semi-detached
2021-03-12	£385,995	54 BOSHAW VIEW	Detached
2021-03-11	£400,000	14 BOSHAW VIEW	Detached
2021-03-05	£437,995	56 BOSHAW VIEW	Detached
2021-02-26	£548,795	38 BOSHAW VIEW	Detached
2021-02-17	£267,995	50 BOSHAW VIEW	Semi-detached
2021-02-08	£465,000	12 BOSHAW VIEW	Detached
2021-02-05	£384,995	46 BOSHAW VIEW	Detached
2021-01-22	£394,995	21 BOSHAW VIEW	Detached
2020-12-17	£384,995	23 BOSHAW VIEW	Detached
2020-12-15	£559,995	44 BOSHAW VIEW	Detached
2020-12-09	£554,995	42 BOSHAW VIEW	Detached
2020-10-30	£389,995	33 BOSHAW VIEW	Detached
2020-10-16	£378,995	31 BOSHAW VIEW	Detached
2020-09-30	£394,950	52 BOSHAW VIEW	Detached
2020-09-25	£394,995	19 BOSHAW VIEW	Detached
2020-07-16	£395,995	1 BOSHAW VIEW	Detached
2020-03-25	£388,950	3 BOSHAW VIEW	Detached
2020-02-21	£364,995	39 BOSHAW VIEW	Detached

Date	Price	Address	Type
2020-01-17	£264,995	16 BOSHAW VIEW	Semi-detached
2020-01-17	£259,995	18 BOSHAW VIEW	Semi-detached
2020-01-10	£259,495	34 BOSHAW VIEW	Semi-detached
2020-01-06	£249,845	37 BOSHAW VIEW	Semi-detached
2019-12-06	£250,000	28 BOSHAW VIEW	Other
2019-11-08	£262,995	5 BOSHAW VIEW	Semi-detached
2019-10-31	£500,000	20 BOSHAW VIEW	Other
2019-10-31	£389,995	10 BOSHAW VIEW	Detached
2019-10-29	£262,995	7 BOSHAW VIEW	Semi-detached
2019-08-30	£257,995	35 BOSHAW VIEW	Semi-detached
2019-04-25	£256,995	8 BOSHAW VIEW	Semi-detached
2019-04-25	£259,995	6 BOSHAW VIEW	Semi-detached
2019-03-29	£379,995	4 BOSHAW VIEW	Detached
2018-03-05	£2,163,848	27 BOSHAW VIEW	Other

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

Nearest schools

School	Distance	Phase	Ofsted
Hade Edge Junior, Infant and Nursery School	0.2 mi	Primary	Requires improvement (2023)
Hepworth Junior and Infant School	1.4 mi	Primary	—
Scholes (Holmfirth) Junior & Infant School	1.4 mi	Primary	Requires improvement (2022)
Holmfirth Junior Infant and Nursery School	1.6 mi	Primary	Report card →
Hinchliffe Mill Junior and Infant School	1.6 mi	Primary	Report card →

School	Distance	Phase	Ofsted
Upperthong Junior and Infant School	1.9 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: ELMWOOD FAMILY DOCTORS (2.3 mi) · OAKLANDS HEALTH CENTRE (2.4 mi) · SHEPLEY PRIMARY CARE LIMITED (4.0 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.4 mi)

Nearest listed buildings: HADE EDGE METHODIST SUNDAY SCHOOL (Grade II) (0.1 mi) · HADE EDGE METHODIST CHAPEL (Grade II) (0.1 mi) · 8 MILES POST NEAR BAY HORSE HOTEL (Grade II) (0.3 mi)

Nearest pharmacies: MEDICARE CHEMISTS (1.8 mi) · MEDICARE CHEMISTS (2.3 mi) · THE VALLEY PHARMACY (2.4 mi)

Nearest stations: Brockholes (3.7 mi) · Stocksmoor (4.1 mi) · Shepley (4.3 mi)

Nearest supermarkets: Co-op Food (2.0 mi) · Lidl (2.2 mi) · The Co-operative Food (2.2 mi)

Straight-line distance from the postcode. Source: NaPTAN (DfT).

Who lives here

Median age

48

One-person households

27%

Households with children

27%

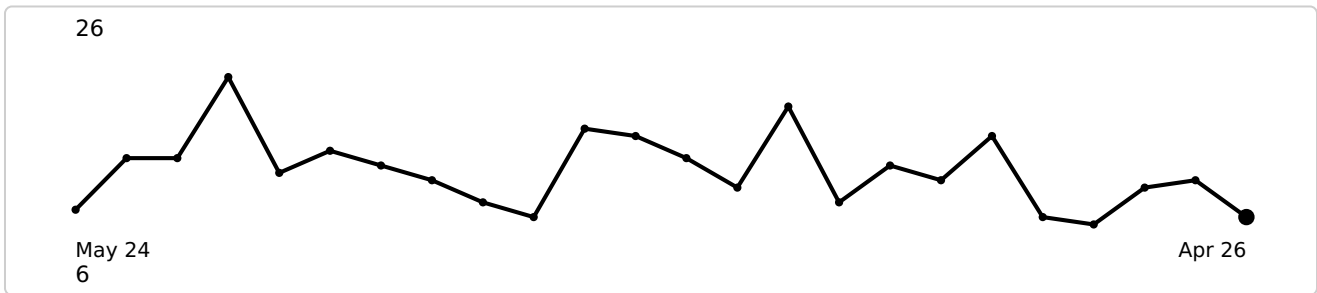
Households

4,850

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

Census 2021 (ONS), for HD9 2.

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 2TZ 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 2TZ
Average sold price	£319,005	£301,958	£426,596
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%	100%
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

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 2TZ.

[Compare conveyancing quotes →](#)

Compare removals quotes

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

[Compare removals quotes →](#)

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