

# Property report — HD9 3RH

Open-data due diligence for the HD9 3 area (the finest level UK open data publishes).

AVG SOLD PRICE

**£390,523**

sector HD9 3 · 60 sales

POPULATION

**12,288**

sector HD9 3

CRIMES RECORDED

**9**

sector HD9 3 · 2026-04

SCHOOLS

**1**

sector HD9 3

FLOOD RISK

**High**

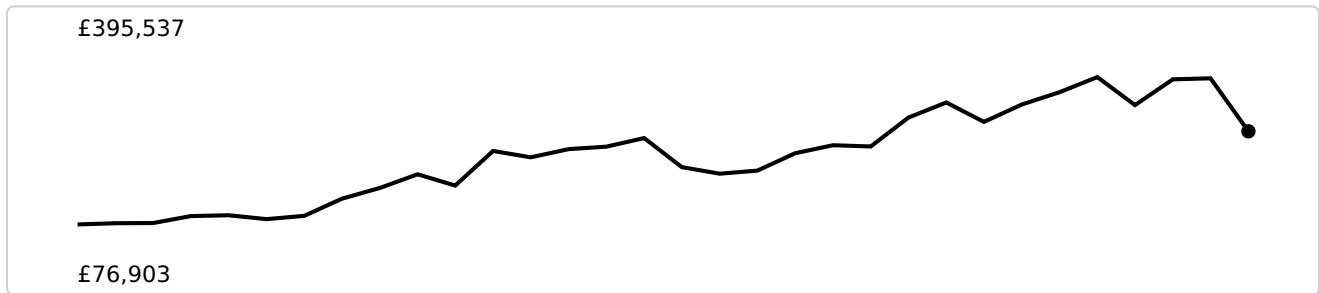
sector HD9 3

GIGABIT BROADBAND

**60%**

sector HD9 3 of premises

## Sold-price trend (1995-2026)



Average sold price in sector HD9 3 by year, 1995-2026 (latest £278,140). Source: HM Land Registry Price Paid.

## Sold prices on this postcode

Date	Price	Address	Type
2019-06-28	£560,000	LANE FARM MELLOR LANE	Other
2017-07-04	£525,000	HOOTS FARM MELLOR LANE	Other
1997-10-10	£200,000	HOOTS FARM MELLOR LANE	Detached

3 recorded sales on HD9 3RH. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

## Energy performance (EPC)

Address	EPC	Potential	Floor area	Type	Assessed
Lane Farm, HOLMFIRTH	<b>D</b>	<b>C</b>	144 m <sup>2</sup>	[object Object]	2020
Hoots Farm, HOLMFIRTH	<b>E</b>	<b>C</b>	186 m <sup>2</sup>	Detached house	2014
The Barn, HOLMFIRTH	<b>C</b>	<b>B</b>	126 m <sup>2</sup>	End-terrace house	2013
The Cottage, HOLMFIRTH	<b>C</b>	<b>B</b>	122 m <sup>2</sup>	Mid-terrace house	2013

4 certificates for HD9 3RH. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

## Nearest schools

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School	Distance	Phase	Ofsted
<a href="#">Hinchliffe Mill Junior and Infant School</a>	0.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">Upperthong Junior and Infant School</a>	0.9 mi	Primary	<a href="#">Report card →</a>
<a href="#">Holme Junior and Infant School</a>	1.3 mi	Primary	<a href="#">Report card →</a>
<a href="#">Holmfirth Junior Infant and Nursery School</a>	1.6 mi	Primary	<a href="#">Report card →</a>
<a href="#">Meltham CofE (VC) Primary School</a>	1.8 mi	Primary	<a href="#">Report card →</a>
<a href="#">Netherthong Primary School</a>	1.8 mi	Primary	<a href="#">Good (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 (1.7 mi) · ELMWOOD FAMILY DOCTORS (1.8 mi) · MELTHAM GROUP PRACTICE (2.1 mi)

**Nearest hospitals:** HOLMEVALLEY MEMORIAL HOSPITAL (1.8 mi)

**Nearest listed buildings:** NEW LAITH (HOUSE TO SOUTH WEST) (Grade II) (0.0 mi) · EDGE END (HOUSE TO SOUTH) (Grade II) (0.1 mi) · SPARTH TOP (Grade II) (0.2 mi)

**Nearest pharmacies:** MEDICARE CHEMISTS (1.5 mi) · MEDICARE CHEMISTS (1.8 mi) · MELTHAM PHARMACY (2.0 mi)

**Nearest stations:** Brockholes (3.0 mi) · Honley (3.3 mi) · Berry Brow (3.9 mi)

**Nearest supermarkets:** Co-op Food (1.7 mi) · Lidl (1.7 mi) · Co-op Food (2.0 mi)

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

## Who lives here

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Median age

50

One-person households

27%

Households with children

26%  
Households  
5,337

Owned 80% · Social rent 5% · Private rent 15%

Census 2021 (ONS), for the HD9 3 area.

## Flood risk

No modelled flood risk is recorded for HD9 3RH 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 3	POSTCODE HD9 3RH
Average sold price	£319,005	£390,523	£428,333
Population	40,521	12,288	—
Deprivation decile	8/10	8/10	—
Crimes recorded	170	9	—
Schools	17	1	—
Flood risk	High	High	Low
Gigabit broadband	68%	60%	0%
Superfast broadband	90%	88%	0%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD9 3); 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 3RH.

[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.

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