

Property report — HD9 4AP

Open-data due diligence for the HD9 4 area (the finest level UK open data publishes).

AVG SOLD PRICE

£283,751

sector HD9 4 · 56 sales

POPULATION

9,420

sector HD9 4

CRIMES RECORDED

17

sector HD9 4 · 2026-04

SCHOOLS

1

sector HD9 4

FLOOD RISK

High

sector HD9 4

GIGABIT BROADBAND

82%

sector HD9 4 of premises

Sold-price trend (1995-2026)



Average sold price in HD9 4 by year, 1995-2026 (latest £273,008). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2004-10-19	£425,000	WOOD BOTTOM FARM BENT LEY ROAD	Detached
2004-08-04	£100,000	NEW LAITHE BENT LEY ROAD	Detached
2002-10-09	£332,000	WOOD BOTTOM FARM BENT LEY ROAD	Detached

3 recorded sales on HD9 4AP. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Meltham CofE (VC) Primary School	0.7 mi	Primary	Report card →
Helme Church of England Academy	0.8 mi	Primary	Good (2022)
Meltham Moor Primary School	1.2 mi	Primary	Good (2024)
South Crosland Church of England Voluntary Aided Junior School	1.5 mi	Primary	Report card →
Netherton Infant and Nursery School	1.6 mi	Primary	Report card →
Honley CofE (VC) Junior, Infant and Nursery School	1.7 mi	Primary	Good (2024)

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: MELTHAM GROUP PRACTICE (0.7 mi) · HONLEY SURGERY (1.7 mi) · OAKLANDS HEALTH CENTRE (2.4 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.4 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (4.4 mi)

Nearest listed buildings: BENT LEY MILL (Grade II) (0.1 mi) · BOUNDARY STONE ADJACENT TO OFFICE BLOCK TO BENT LEY MILLS (Grade II) (0.1 mi) · 1 MILE STONE BETWEEN HEALEY HOUSE AND BENT LEY MILLS (Grade II) (0.3 mi)

Nearest pharmacies: ROWLANDS PHARMACY (0.7 mi) · MELTHAM PHARMACY (0.8 mi) · MEDICINES2HOME.COM (0.8 mi)

Nearest stations: Honley (2.3 mi) · Berry Brow (2.3 mi) · Brockholes (2.6 mi)

Nearest supermarkets: Morrisons (0.7 mi) · Co-op Food (0.7 mi) · Netherton Co-op (1.4 mi)

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

Who lives here

Median age

48

One-person households

28%

Households with children

26%

Households

3,973

Owned 79% · Social rent 6% · Private rent 13%

Census 2021 (ONS), for HD9 4.

Flood risk

Flood risk at this postcode: High — 13 properties here fall in an at-risk band (4 in the significant Medium/High bands). Your conveyancer will run an official flood search.

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 4	POSTCODE HD9 4AP
Average sold price	£319,005	£283,751	£285,667
Population	40,521	9,420	—
Deprivation decile	8/10	8/10	—
Crimes recorded	170	17	—
Schools	17	1	—
Flood risk	High	High	High
Gigabit broadband	68%	82%	5%
Superfast broadband	90%	91%	18%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD9 4); 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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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD9 4AP.

[Compare conveyancing quotes →](#)

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