

# Property report — HD9 4FF

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

## Sold prices on this postcode

Date	Price	Address	Type
2025-09-19	£542,500	3 ROYD EDGE ROAD	Detached
2025-07-04	£637,500	11 ROYD EDGE ROAD	Detached
2025-06-20	£620,000	9 ROYD EDGE ROAD	Detached
2025-06-20	£525,000	7 ROYD EDGE ROAD	Semi-detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Meltham CofE (VC) Primary School</a>	0.3 mi	Primary	<a href="#">Report card →</a>
<a href="#">Meltham Moor Primary School</a>	0.9 mi	Primary	<a href="#">Good (2024)</a>
<a href="#">Helme Church of England Academy</a>	1.2 mi	Primary	<a href="#">Good (2022)</a>
<a href="#">Upperthong Junior and Infant School</a>	2.3 mi	Primary	<a href="#">Report card →</a>
<a href="#">Netherthong Primary School</a>	2.5 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">Holme Junior and Infant School</a>	2.5 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

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**Nearest GP surgeries:** MELTHAM GROUP PRACTICE (0.5 mi) · HONLEY SURGERY (2.6 mi) · OAKLANDS HEALTH CENTRE (2.7 mi)

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

**Nearest listed buildings:** KISSING GATE AND GATE PIERS AT JUNCTION WITH FOOTPATH NUMBER 44 (Grade II) (0.1 mi) · KISSING GATE AND GATE PIERS AT MID POINT OF FOOTPATH NUMBER 44 (Grade II) (0.1 mi) · OLD MILESTONE AT JUNCTION WITH HOLMFIRTH ROAD (Grade II) (0.2 mi)

**Nearest pharmacies:** MELTHAM PHARMACY (0.4 mi) · MEDICINES2HOME.COM (0.5 mi) · ROWLANDS PHARMACY (0.5 mi)

**Nearest stations:** Slaithwaite (2.9 mi) · Honley (3.2 mi) · Berry Brow (3.3 mi)

**Nearest supermarkets:** Co-op Food (0.4 mi) · Morrisons (0.5 mi) · Netherton Co-op (2.4 mi)

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

## Who lives here

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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 the HD9 4 area.

## Flood risk

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No modelled flood risk is recorded for HD9 4FF 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 4	POSTCODE HD9 4FF
Average sold price	£319,005	£283,751	£581,250
Population	40,521	9,420	—
Deprivation decile	8/10	8/10	—
Crimes recorded	170	17	—
Schools	17	1	—
Flood risk	High	High	Low
Gigabit broadband	68%	82%	—
Superfast broadband	90%	91%	—

— = 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

### 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 4FF.

[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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