

Property report — HD9 5AE

Open-data due diligence for the HD9 5 area (the finest level UK open data publishes).

AVG SOLD PRICE

£271,147

sector HD9 5 · 104 sales

POPULATION

9,300

sector HD9 5

CRIMES RECORDED

38

sector HD9 5 · 2026-04

SCHOOLS

2

sector HD9 5

FLOOD RISK

High

sector HD9 5

GIGABIT BROADBAND

91%

sector HD9 5 of premises

Sold-price trend (1995-2026)



Average sold price in sector HD9 5 by year, 1995-2026 (latest £301,498). Source: HM Land Registry Price Paid.

Sold prices on this postcode

| Date | Price | Address | Type |
|------------|----------|---------------------------|---------------|
| 2024-12-18 | £160,000 | 30 LOWER SUNNY BANK COURT | Flat |
| 2024-10-10 | £155,500 | 3 LOWER SUNNY BANK COURT | Flat |
| 2023-10-03 | £6,000 | 19 LOWER SUNNY BANK COURT | Other |
| 2022-10-19 | £240,000 | 21 LOWER SUNNY BANK COURT | Flat |
| 2022-10-19 | £240,000 | 21 LOWER SUNNY BANK COURT | Semi-detached |
| 2021-06-30 | £140,000 | 3 LOWER SUNNY BANK COURT | Flat |
| 2021-02-05 | £98,000 | 32 LOWER SUNNY BANK COURT | Flat |
| 2019-04-26 | £135,000 | 1 LOWER SUNNY BANK COURT | Semi-detached |
| 2019-03-06 | £110,000 | 24 LOWER SUNNY BANK COURT | Flat |
| 2019-01-11 | £145,000 | 18 LOWER SUNNY BANK COURT | Flat |
| 2018-03-29 | £139,950 | 30 LOWER SUNNY BANK COURT | Flat |
| 2017-05-19 | £202,000 | 9 LOWER SUNNY BANK COURT | Terraced |
| 2016-12-22 | £94,000 | 7 LOWER SUNNY BANK COURT | Terraced |
| 2016-07-22 | £137,000 | 10 LOWER SUNNY BANK COURT | Flat |
| 2014-05-14 | £121,000 | 1 LOWER SUNNY BANK COURT | Semi-detached |
| 2013-05-03 | £165,000 | 9 LOWER SUNNY BANK COURT | Terraced |
| 2012-07-05 | £200,000 | 5 LOWER SUNNY BANK COURT | Flat |

| Date | Price | Address | Type |
|-------------|--------------|---------------------------|---------------|
| 2011-05-26 | £148,000 | 12 LOWER SUNNY BANK COURT | Flat |
| 2008-05-09 | £128,000 | 1 LOWER SUNNY BANK COURT | Flat |
| 2007-05-04 | £229,995 | 21 LOWER SUNNY BANK COURT | Semi-detached |
| 2007-03-30 | £149,995 | 22 LOWER SUNNY BANK COURT | Flat |
| 2006-12-19 | £154,995 | 30 LOWER SUNNY BANK COURT | Flat |
| 2006-08-18 | £144,995 | 32 LOWER SUNNY BANK COURT | Flat |
| 2006-06-30 | £154,995 | 26 LOWER SUNNY BANK COURT | Flat |
| 2006-06-21 | £159,995 | 28 LOWER SUNNY BANK COURT | Flat |
| 2006-06-02 | £194,995 | 8 LOWER SUNNY BANK COURT | Flat |
| 2006-06-02 | £235,995 | 19 LOWER SUNNY BANK COURT | Semi-detached |
| 2006-05-22 | £137,995 | 12 LOWER SUNNY BANK COURT | Flat |
| 2006-05-16 | £148,000 | 18 LOWER SUNNY BANK COURT | Flat |
| 2006-05-16 | £121,995 | 14 LOWER SUNNY BANK COURT | Flat |
| 2006-05-16 | £129,995 | 16 LOWER SUNNY BANK COURT | Flat |
| 2006-05-12 | £137,995 | 20 LOWER SUNNY BANK COURT | Flat |
| 2006-05-12 | £129,995 | 10 LOWER SUNNY BANK COURT | Flat |
| 2006-05-10 | £239,995 | 15 LOWER SUNNY BANK COURT | Terraced |
| 2006-04-28 | £225,000 | 5 LOWER SUNNY BANK COURT | Flat |
| 2006-03-24 | £235,995 | 17 LOWER SUNNY BANK COURT | Terraced |
| 2006-03-10 | £239,995 | 11 LOWER SUNNY BANK COURT | Terraced |
| 2005-09-09 | £117,000 | 6 LOWER SUNNY BANK COURT | Flat |
| 2005-09-07 | £184,995 | 2 LOWER SUNNY BANK COURT | Flat |
| 2005-09-01 | £134,995 | 1 LOWER SUNNY BANK COURT | Flat |

40 recorded sales on HD9 5AE. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

| School | Distance | Phase | Ofsted |
|--|----------|-----------|-----------------------------------|
| Meltham Moor Primary School | 0.2 mi | Primary | Good (2024) |
| Meltham CofE (VC) Primary School | 0.7 mi | Primary | Report card → |
| Helme Church of England Academy | 0.8 mi | Primary | Good (2022) |
| Niels Academy | 2.0 mi | Primary | Inadequate (2023) |
| Linthwaite Clough Primary School | 2.1 mi | Primary | Inadequate (2023) |
| Colne Valley High School | 2.2 mi | Secondary | Good (2019) |

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 (0.5 mi) · COLNE VALLEY GROUP PRACTICE (2.1 mi) · SLAITHWAITE HEALTH CENTRE (2.2 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (3.3 mi) · BMI HEALTHCARE - THE HUDDERSFIELD HOSPITAL (5.2 mi)

Nearest listed buildings: UPPER SUNNY BANK MILLS (THE TWO TALL BLOCKS TO EAST) (Grade II) (0.1 mi) · PAIR OF COTTAGES TO REAR OF ALBION MILLS (Grade II) (0.1 mi) · 17, THE HOLLOW, OFF GOLCAR BROW ROAD (Grade II) (0.2 mi)

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

Nearest stations: Slaithwaite (2.2 mi) · Marsden (2.9 mi) · Berry Brow (3.4 mi)

Nearest supermarkets: Co-op Food (0.5 mi) · Morrisons (0.5 mi) · Aldi (2.1 mi)

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

Who lives here

Median age

46

One-person households

28%

Households with children

28%

Households

3,886

Owned 75% · Social rent 11% · Private rent 14%

Census 2021 (ONS), for the HD9 5 area.

Flood risk

No modelled flood risk is recorded for HD9 5AE 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 5 | POSTCODE HD9 5AE |
|---------------------|-----------------|-----------------|---------------------|
| Average sold price | £319,005 | £271,147 | £159,359 |
| Population | 40,521 | 9,300 | — |
| Deprivation decile | 8/10 | 6/10 | — |
| Crimes recorded | 170 | 38 | — |
| Schools | 17 | 2 | — |
| Flood risk | High | High | Low |
| Gigabit broadband | 68% | 91% | 52% |
| Superfast broadband | 90% | 97% | 100% |

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD9 5); 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.

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD9 5AE.

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