

Property report — HD9 5RY

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 prices on this postcode

Date	Price	Address	Type
2025-12-05	£283,000	7 WEST NAB VIEW	Terraced

Date	Price	Address	Type
2025-10-24	£280,000	7 WEST NAB VIEW	Terraced
2025-02-17	£168,000	6 WEST NAB VIEW	Terraced
2024-12-20	£355,000	25 WEST NAB VIEW	Semi-detached
2024-09-30	£375,000	31 WEST NAB VIEW	Semi-detached
2024-09-16	£310,000	18 WEST NAB VIEW	Terraced
2024-08-23	£350,000	27 WEST NAB VIEW	Semi-detached
2024-08-16	£350,000	23 WEST NAB VIEW	Semi-detached
2024-07-19	£520,000	14 WEST NAB VIEW	Detached
2024-06-07	£310,000	20 WEST NAB VIEW	Terraced
2024-03-07	£315,000	22 WEST NAB VIEW	Terraced
2024-03-06	£350,000	21 WEST NAB VIEW	Semi-detached
2022-06-01	£520,000	12 WEST NAB VIEW	Detached
2021-01-15	£285,000	4 WEST NAB VIEW	Semi-detached
2020-12-18	£285,000	2 WEST NAB VIEW	Semi-detached
2020-12-10	£136,000	6 WEST NAB VIEW	Terraced
2020-12-09	£132,000	8 WEST NAB VIEW	Terraced
2020-12-07	£136,000	10 WEST NAB VIEW	Terraced
2020-10-15	£385,000	11 WEST NAB VIEW	Detached
2020-09-25	£275,000	19 WEST NAB VIEW	Semi-detached
2020-03-02	£364,995	9 WEST NAB VIEW	Detached
2019-12-23	£274,995	17 WEST NAB VIEW	Semi-detached
2019-12-18	£209,995	1 WEST NAB VIEW	Terraced
2019-12-18	£204,995	5 WEST NAB VIEW	Terraced
2019-12-18	£204,995	3 WEST NAB VIEW	Terraced
2019-12-18	£209,995	7 WEST NAB VIEW	Terraced
2019-12-18	£380,995	15 WEST NAB VIEW	Detached

Date	Price	Address	Type
2018-04-09	£244,990	19 WEST NAB VIEW	Other

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

Nearest schools

School	Distance	Phase	Ofsted
Meltham Moor Primary School	0.3 mi	Primary	Good (2024)
Meltham CofE (VC) Primary School	0.8 mi	Primary	—
Helme Church of England Academy	1.0 mi	Primary	Good (2022)
Nields Academy	2.0 mi	Primary	Inadequate (2023)
Linthwaite Clough Primary School	2.1 mi	Primary	Inadequate (2023)
Colne Valley High School	2.3 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.

Flood risk

No modelled flood risk is recorded for HD9 5RY 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 5RY
Average sold price	£319,005	£271,147	£293,427
Population	40,521	9,300	—
Deprivation decile	8/10	6/10	—
Crimes recorded	170	38	—
Schools	17	2	—
Flood risk	High	High	Low

Measure	DISTRICT HD9	SECTOR HD9 5	POSTCODE HD9 5RY
Gigabit broadband	68%	91%	100%
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.

[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 5RY.

[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.

Contains OS data © Crown copyright and database right 2026

Contains Royal Mail data © Royal Mail copyright and database right 2026

Contains National Statistics data © Crown copyright and database right 2026

Indicative due diligence compiled from public open data. Not a substitute for a regulated conveyancing or property search, a survey, or professional advice.