

Property report — HD9 1XY

Open-data due diligence for the HD9 1 area (the finest level UK open data publishes).

AVG SOLD PRICE

£294,633

sector HD9 1 · 125 sales

POPULATION

12,310

sector HD9 1

CRIMES RECORDED

9

sector HD9 1 · 2026-04

SCHOOLS

4

sector HD9 1

FLOOD RISK

High

sector HD9 1

GIGABIT BROADBAND

62%

sector HD9 1 of premises

Sold prices on this postcode

Date	Price	Address	Type
2025-09-26	£285,000	2, FERN LEA BILL LANE	Semi-detached

Date	Price	Address	Type
2023-09-11	£199,100	2, FERN LEA BILL LANE	Semi-detached
2021-06-30	£362,500	RYDAL CROFT BILL LANE	Semi-detached
2021-03-03	£285,000	2 SPRINGFIELD MOUNT	Semi-detached
2021-02-12	£235,000	KIRKSIDE BILL LANE	Semi-detached
2021-02-12	£235,000	KIRKSIDE BILL LANE	Other
2021-02-12	£235,000	KIRKSIDE BILL LANE	Other
2021-01-21	£231,450	RYDAL MOUNT BILL LANE	Semi-detached
2017-11-03	£248,750	2 SPRINGFIELD MOUNT	Semi-detached
2017-07-04	£4,100	KIRKSIDE BILL LANE	Other
2016-10-07	£325,000	SPRINGFIELD MOUNT BILL LANE	Semi-detached
2016-09-01	£240,000	2 SPRINGFIELD MOUNT	Semi-detached
2015-11-23	£165,000	KIRKSIDE BILL LANE	Semi-detached
2015-10-02	£163,000	GLENROYD BILL LANE	Semi-detached
2015-05-15	£225,000	RYDAL CROFT BILL LANE	Semi-detached
2003-05-06	£130,000	GLENROYD BILL LANE	Semi-detached
2002-06-26	£127,000	HOPE COTTAGE BILL LANE	Detached
1998-04-24	£82,000	2 SPRINGFIELD MOUNT	Semi-detached
1997-03-27	£58,500	KIRKSIDE BILL LANE	Semi-detached
1995-05-31	£86,000	SPRINGFIELD MOUNT BILL LANE	Semi-detached
1995-01-12	£75,000	2 SPRINGFIELD MOUNT	Semi-detached

21 recorded sales on HD9 1XY. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
New Mill Infant School	0.2 mi	Primary	Outstanding (2024)

School	Distance	Phase	Ofsted
Holmfirth High School	0.2 mi	Secondary	Outstanding (2023)
New Mill Junior School	0.4 mi	Primary	Outstanding (2024)
Netherthong Primary School	0.9 mi	Primary	Good (2023)
Holmfirth Junior Infant and Nursery School	1.1 mi	Primary	—
Brockholes Church of England Voluntary Controlled Junior and Infant School	1.1 mi	Primary	Outstanding (2023)

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 1XY 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 1	POSTCODE HD9 1XY
Average sold price	£319,005	£294,633	£190,352
Population	40,521	12,310	—
Deprivation decile	8/10	7/10	—
Crimes recorded	170	9	—
Schools	17	4	—
Flood risk	High	High	Low
Gigabit broadband	68%	62%	100%
Superfast broadband	90%	92%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD9 1); 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.

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD9 1XY.

[Compare conveyancing quotes →](#)

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