

Property report — HD9 4BG

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 |
|------------|------------|----------------------------|---------------|
| 2024-06-10 | £1,000,000 | SYCAMORE FARM ROYD ROAD | Detached |
| 2021-09-27 | £805,000 | STUD ROYD FARM ROYD ROAD | Other |
| 2017-01-27 | £850,000 | ASH ROYD FARM ROYD ROAD | Other |
| 2016-01-18 | £500,000 | SYCAMORE FARM ROYD ROAD | Detached |
| 1998-08-06 | £73,000 | ASH TREE COTTAGE ROYD ROAD | Semi-detached |

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

Energy performance (EPC)

| Address | EPC | Potential | Floor area | Type | Assessed |
|-----------------------------|-----|-----------|--------------------|-----------------|----------|
| Ash Tree Cottage, HOLMFIRTH | D | B | 127 m ² | Detached house | 2025 |
| Sycamore Farm, HOLMFIRTH | C | A | 225 m ² | Detached house | 2023 |
| Royd Farm, HOLMFIRTH | C | A | 251 m ² | [object Object] | 2017 |
| Ash Royd Farm, HOLMFIRTH | D | C | 354 m ² | [object Object] | 2016 |
| Sycamore Farm, HOLMFIRTH | E | A | 140 m ² | [object Object] | 2015 |

| Address | EPC | Potential | Floor area | Type | Assessed |
|---------------------------|----------|-----------|--------------------|-----------------|----------|
| Ash Royd Farm, HOLMFIRTH | F | C | 387 m ² | [object Object] | 2015 |
| Stud Royd Farm, HOLMFIRTH | E | B | 176 m ² | Detached house | 2012 |

7 certificates for HD9 4BG. "Potential" = the rating after recommended improvements. Source: Energy Performance of Buildings Register.

Nearest schools

| School | Distance | Phase | Ofsted |
|--|----------|---------|-------------------------------|
| Meltham CofE (VC) Primary School | 0.7 mi | Primary | Report card → |
| Meltham Moor Primary School | 1.1 mi | Primary | Good (2024) |
| Helme Church of England Academy | 1.6 mi | Primary | Good (2022) |
| Holme Junior and Infant School | 2.1 mi | Primary | Report card → |
| Upperthong Junior and Infant School | 2.3 mi | Primary | Report card → |
| Hinchliffe Mill Junior and Infant School | 2.3 mi | Primary | Report card → |

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 (0.9 mi) · OAKLANDS HEALTH CENTRE (2.8 mi) · ELMWOOD FAMILY DOCTORS (2.9 mi)

Nearest hospitals: HOLMEVALLEY MEMORIAL HOSPITAL (2.8 mi)

Nearest listed buildings: UPPER COLDERS FARMHOUSE (Grade II) (0.5 mi) · KISSING GATE AND GATE PIERS AT JUNCTION WITH FOOTPATH NUMBER 44 (Grade II) (0.5 mi) · KISSING GATE AND GATE PIERS AT MID POINT OF FOOTPATH NUMBER 44 (Grade II) (0.5 mi)

Nearest pharmacies: MELTHAM PHARMACY (0.8 mi) · MEDICINES2HOME.COM (0.8 mi) · ROWLANDS PHARMACY (0.9 mi)

Nearest stations: Slaithwaite (3.2 mi) · Honley (3.5 mi) · Marsden (3.5 mi)

Nearest supermarkets: Co-op Food (0.8 mi) · Morrisons (0.9 mi) · Netherton Co-op (2.8 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 the HD9 4 area.

Flood risk

No modelled flood risk is recorded for HD9 4BG 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 4BG |
|--------------------|-----------------|-----------------|---------------------|
| Average sold price | £319,005 | £283,751 | £645,600 |
| 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% | 0% |

| Measure | DISTRICT HD9 | SECTOR HD9 4 | POSTCODE HD9 4BG |
|---------------------|-----------------|-----------------|---------------------|
| Superfast broadband | 90% | 91% | 40% |

— = 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.

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You've done the research — now the legal bit. Compare quotes from SRA/CLC-regulated conveyancers for HD9 4BG.

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