

Property report — HD6 2JS

Open-data due diligence for the HD6 2 area (the finest level UK open data publishes).

AVG SOLD PRICE

£223,051

sector HD6 2 · 127 sales

POPULATION

12,147

sector HD6 2

CRIMES RECORDED

58

sector HD6 2 · 2026-04

SCHOOLS

5

sector HD6 2

FLOOD RISK

High

sector HD6 2

GIGABIT BROADBAND

98%

sector HD6 2 of premises

Sold-price trend (1995-2026)



Average sold price in sector HD6 2 by year, 1995-2026 (latest £237,533). Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-09-25	£242,500	9 SPRUCE HEIGHTS	Semi-detached
2024-09-06	£220,000	19 SPRUCE HEIGHTS	Semi-detached
2023-04-04	£215,000	16 SPRUCE HEIGHTS	Semi-detached
2022-11-28	£300,000	15 SPRUCE HEIGHTS	Detached
2022-05-12	£273,000	5 SPRUCE HEIGHTS	Detached
2019-12-06	£210,000	17 SPRUCE HEIGHTS	Detached
2018-12-07	£211,000	5 SPRUCE HEIGHTS	Detached
2018-07-13	£165,000	9 SPRUCE HEIGHTS	Semi-detached
2017-10-27	£200,000	12 SPRUCE HEIGHTS	Detached
2017-04-10	£166,500	19 SPRUCE HEIGHTS	Semi-detached
2015-10-27	£200,000	5 SPRUCE HEIGHTS	Detached
2014-05-30	£125,000	11 SPRUCE HEIGHTS	Semi-detached
2014-03-28	£136,000	4 SPRUCE HEIGHTS	Semi-detached
2012-11-02	£135,000	21 SPRUCE HEIGHTS	Semi-detached
2012-06-01	£120,000	20 SPRUCE HEIGHTS	Semi-detached
2008-01-18	£167,500	9 SPRUCE HEIGHTS	Semi-detached
2007-06-25	£143,000	19 SPRUCE HEIGHTS	Semi-detached

Date	Price	Address	Type
2006-12-07	£181,000	14 SPRUCE HEIGHTS	Detached
2006-10-06	£185,000	10 SPRUCE HEIGHTS	Detached
2006-08-01	£142,000	16 SPRUCE HEIGHTS	Semi-detached
2006-06-30	£119,995	24 SPRUCE HEIGHTS	Semi-detached
2006-06-09	£142,000	18 SPRUCE HEIGHTS	Semi-detached
2005-09-30	£163,000	7 SPRUCE HEIGHTS	Detached
2005-06-23	£116,500	21 SPRUCE HEIGHTS	Semi-detached
2004-12-17	£129,000	9 SPRUCE HEIGHTS	Semi-detached
2004-09-30	£119,950	19 SPRUCE HEIGHTS	Semi-detached
2004-07-12	£147,950	12 SPRUCE HEIGHTS	Detached
2004-05-28	£118,500	22 SPRUCE HEIGHTS	Semi-detached
2004-04-26	£148,000	15 SPRUCE HEIGHTS	Detached
2004-02-17	£150,000	10 SPRUCE HEIGHTS	Detached
2004-02-13	£117,500	21 SPRUCE HEIGHTS	Semi-detached
2004-02-10	£116,000	18 SPRUCE HEIGHTS	Semi-detached
2003-10-13	£114,000	2 SPRUCE HEIGHTS	Semi-detached
2003-09-26	£137,000	17 SPRUCE HEIGHTS	Detached
2003-05-16	£125,000	1 SPRUCE HEIGHTS	Semi-detached
2002-09-10	£125,000	10 SPRUCE HEIGHTS	Detached
2002-06-21	£82,500	19 SPRUCE HEIGHTS	Semi-detached
2002-04-03	£78,950	11 SPRUCE HEIGHTS	Semi-detached
2001-08-31	£84,000	17 SPRUCE HEIGHTS	Detached
2001-08-09	£84,000	15 SPRUCE HEIGHTS	Detached
2001-05-18	£99,950	5 SPRUCE HEIGHTS	Detached
2001-02-06	£90,000	14 SPRUCE HEIGHTS	Detached
2000-12-15	£63,500	4 SPRUCE HEIGHTS	Semi-detached

Date	Price	Address	Type
2000-12-15	£63,500	20 SPRUCE HEIGHTS	Semi-detached
2000-12-15	£57,750	26 SPRUCE HEIGHTS	Semi-detached
2000-12-15	£71,000	3 SPRUCE HEIGHTS	Semi-detached
2000-12-15	£63,500	2 SPRUCE HEIGHTS	Semi-detached
2000-11-30	£90,000	12 SPRUCE HEIGHTS	Detached
2000-11-30	£63,500	21 SPRUCE HEIGHTS	Semi-detached
2000-11-30	£63,500	22 SPRUCE HEIGHTS	Semi-detached
2000-11-20	£63,500	24 SPRUCE HEIGHTS	Semi-detached
2000-10-31	£90,000	7 SPRUCE HEIGHTS	Detached
2000-10-31	£63,500	19 SPRUCE HEIGHTS	Semi-detached
2000-10-20	£63,500	16 SPRUCE HEIGHTS	Semi-detached
2000-10-20	£63,500	18 SPRUCE HEIGHTS	Semi-detached
2000-09-29	£63,500	6 SPRUCE HEIGHTS	Semi-detached
2000-09-29	£90,000	10 SPRUCE HEIGHTS	Detached
2000-08-31	£63,500	9 SPRUCE HEIGHTS	Semi-detached
2000-08-25	£63,500	11 SPRUCE HEIGHTS	Semi-detached
2000-06-23	£63,500	1 SPRUCE HEIGHTS	Semi-detached

60 recorded sales on HD6 2JS. Source: HM Land Registry Price Paid (© Crown copyright). Shown for this postcode only.

Nearest schools

School	Distance	Phase	Ofsted
Cliffe Hill Community Primary School	0.2 mi	Primary	Good (2020)
St Joseph's Catholic Primary Academy, Brighouse	0.3 mi	Primary	Report card →
Lightcliffe Academy	0.4 mi	Secondary	Report card →

School	Distance	Phase	Ofsted
Brighouse High School	0.4 mi	Secondary	Report card →
Trinity Academy St Chad's	0.5 mi	Primary	Good (2023)
St Andrew's Church of England (VA) Infant School	0.5 mi	Primary	Good (2023)

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: RYDINGS HALL SURGERY (1.0 mi) · CHURCH LANE SURGERY (1.0 mi) · THE NORTHOLME PRACTICE (1.0 mi)

Nearest hospitals: SPIRE HOSPITAL (2.6 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (3.0 mi) · CALDERDALE ROYAL HOSPITAL (3.0 mi)

Nearest listed buildings: Smith House West and Smith House (Grade II) (0.2 mi) · Smith House Cottage and Smith House Lodge and linking stable block (Grade II) (0.2 mi) · DWELLING, FORMERLY COACH HOUSE (Grade II) (0.3 mi)

Nearest pharmacies: SWIFT BAILIFF BRIDGE PHARMACY (0.6 mi) · RYANS PHARMACY (0.6 mi) · BRIGHOUSE PHARMACY (1.0 mi)

Nearest stations: Brighouse (1.4 mi) · Low Moor (2.7 mi) · Halifax (2.7 mi)

Nearest supermarkets: Tesco (1.1 mi) · Aldi (1.1 mi) · Sainsbury's (1.2 mi)

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

Who lives here

Median age

46

One-person households

38%

Households with children

24%

Households

5,851

Owned 65% · Social rent 14% · Private rent 21%

Census 2021 (ONS), for the HD6 2 area.

Flood risk

No modelled flood risk is recorded for HD6 2JS 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 HD6	SECTOR HD6 2	POSTCODE HD6 2JS
Average sold price	£210,788	£223,051	£126,176
Population	36,157	12,147	—
Deprivation decile	5/10	6/10	—
Crimes recorded	255	58	—
Schools	14	5	—
Flood risk	High	High	Low
Gigabit broadband	92%	98%	100%
Superfast broadband	97%	100%	100%

— = no separate figure is published at that level. Most open data is published down to the **sector** (HD6 2); 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 HD6 2JS.

[Compare conveyancing quotes →](#)

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