

# Property report — HD6 2LT

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 prices on this postcode

Date	Price	Address	Type
2026-02-11	£204,400	37 WELL GROVE	Semi-detached

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2025-10-23	£185,000	6 WELL GROVE	Terraced
2024-07-30	£175,000	23 WELL GROVE	Terraced
2023-12-04	£230,000	19 WELL GROVE	Semi-detached
2023-09-29	£237,500	19 WELL GROVE	Semi-detached
2023-01-30	£176,000	49 WELL GROVE	Terraced
2022-08-12	£124,000	5 WELL GROVE	Terraced
2022-06-29	£148,500	7 WELL GROVE	Terraced
2021-05-17	£190,000	29 WELL GROVE	Semi-detached
2019-02-22	£135,000	1 WELL GROVE	Terraced
2018-12-18	£125,000	25 WELL GROVE	Terraced
2018-12-03	£149,950	40 WELL GROVE	Terraced
2017-08-14	£155,000	15 WELL GROVE	Terraced
2017-04-18	£152,000	29 WELL GROVE	Semi-detached
2016-02-19	£118,000	13 WELL GROVE	Terraced
2015-06-05	£132,500	49 WELL GROVE	Terraced
2015-05-22	£121,950	1 WELL GROVE	Terraced
2014-11-28	£136,000	9 WELL GROVE	Terraced
2012-06-11	£135,000	28 WELL GROVE	Semi-detached
2012-05-04	£95,000	7 WELL GROVE	Terraced
2012-02-15	£122,000	23 WELL GROVE	Terraced
2012-02-15	£137,000	18 WELL GROVE	Semi-detached
2010-08-27	£98,000	1 WELL GROVE	Semi-detached
2009-12-18	£134,000	19 WELL GROVE	Semi-detached
2009-08-28	£140,000	19 WELL GROVE	Semi-detached
2008-04-11	£134,000	10 WELL GROVE	Semi-detached
2007-08-21	£67,500	40 WELL GROVE	Terraced

<b>Date</b>	<b>Price</b>	<b>Address</b>	<b>Type</b>
2007-07-19	£167,000	51 WELL GROVE	Terraced
2007-06-05	£100,000	5 WELL GROVE	Terraced
2007-03-30	£155,000	37 WELL GROVE	Semi-detached
2006-12-11	£180,000	30 WELL GROVE	Semi-detached
2006-08-11	£112,000	37 WELL GROVE	Semi-detached
2006-06-02	£155,000	20 WELL GROVE	Semi-detached
2005-09-30	£157,000	26 WELL GROVE	Semi-detached
2005-09-23	£95,000	23 WELL GROVE	Terraced
2005-08-17	£147,000	51 WELL GROVE	Terraced
2004-12-16	£127,500	27 WELL GROVE	Terraced
2004-11-26	£116,000	6 WELL GROVE	Terraced
2004-09-10	£115,000	29 WELL GROVE	Semi-detached
2004-06-16	£15,000	13 WELL GROVE	Terraced
2004-02-06	£130,000	19 WELL GROVE	Semi-detached
2003-12-17	£119,950	31 WELL GROVE	Semi-detached
2003-09-24	£79,000	8 WELL GROVE	Terraced
2003-07-18	£76,500	7 WELL GROVE	Terraced
2003-04-04	£115,000	24 WELL GROVE	Semi-detached
2003-02-28	£80,000	27 WELL GROVE	Terraced
2002-12-18	£71,000	9 WELL GROVE	Semi-detached
2002-11-29	£69,950	6 WELL GROVE	Terraced
2002-09-27	£66,500	1 WELL GROVE	Semi-detached
2002-07-05	£74,950	46 WELL GROVE	Semi-detached
2002-07-05	£78,000	51 WELL GROVE	Terraced
2001-10-29	£55,000	13 WELL GROVE	Terraced
2001-05-30	£40,500	5 WELL GROVE	Terraced

Date	Price	Address	Type
2000-05-25	£42,500	7 WELL GROVE	Terraced
1999-09-30	£49,500	15 WELL GROVE	Terraced
1999-06-11	£69,000	30 WELL GROVE	Semi-detached
1999-05-21	£59,995	16 WELL GROVE	Semi-detached
1999-04-16	£32,950	31 WELL GROVE	Semi-detached
1999-01-29	£46,500	6 WELL GROVE	Terraced
1999-01-22	£45,000	44 WELL GROVE	Terraced
1998-11-27	£25,500	28 WELL GROVE	Semi-detached
1998-08-28	£48,500	21 WELL GROVE	Terraced
1998-06-10	£46,000	2 WELL GROVE	Terraced
1998-03-31	£25,500	2 WELL GROVE	Terraced
1997-11-17	£38,750	5 WELL GROVE	Terraced
1997-10-03	£39,250	44 WELL GROVE	Terraced
1996-07-26	£52,000	19 WELL GROVE	Semi-detached
1996-04-04	£48,000	13 WELL GROVE	Terraced
1995-07-14	£45,000	43 WELL GROVE	Terraced
1995-06-30	£47,500	15 WELL GROVE	Terraced

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">St Joseph's Catholic Primary Academy, Brighouse</a>	0.1 mi	Primary	<a href="#">Report card</a> →
<a href="#">Brighouse High School</a>	0.2 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Trinity Academy St Chad's</a>	0.2 mi	Primary	<a href="#">Good (2023)</a>

School	Distance	Phase	Ofsted
<a href="#">Cliffe Hill Community Primary School</a>	0.4 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Lightcliffe Academy</a>	0.5 mi	Secondary	<a href="#">Report card</a> <a href="#">→</a>
<a href="#">St Andrew's Church of England (VA) Infant School</a>	0.6 mi	Primary	<a href="#">Good (2023)</a>

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 HD6 2LT 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 2LT
<b>Average sold price</b>	£210,788	£223,051	£105,966
<b>Population</b>	36,157	12,147	—
<b>Deprivation decile</b>	5/10	6/10	—
<b>Crimes recorded</b>	255	58	—
<b>Schools</b>	14	5	—
<b>Flood risk</b>	High	High	Low
<b>Gigabit broadband</b>	92%	98%	100%
<b>Superfast broadband</b>	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

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### 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 2LT.

[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.

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