

# Property report — HD6 2PL

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**

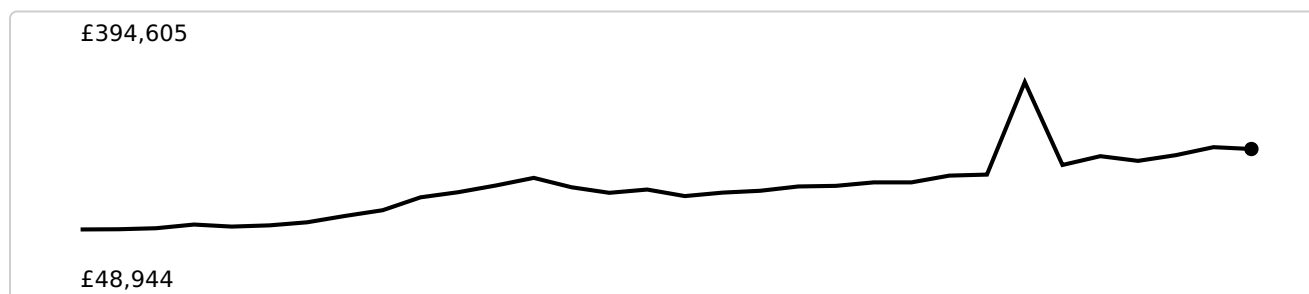
sector HD6 2

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
2026-02-27	£412,500	7 SPOUT HOUSE LANE	Semi-detached
2025-12-05	£222,500	16 SPOUT HOUSE LANE	Terraced
2022-06-09	£123,000	1 SPOUT HOUSE LANE	Semi-detached
2021-01-04	£200,000	BRIGHOUSE TOWN AFC ST GILES ROAD	Other
2016-12-16	£170,000	18 SPOUT HOUSE LANE	Terraced
2016-02-22	£168,000	3 POND TERRACE	Terraced
2014-07-04	£435,000	10 SPOUT HOUSE LANE	Detached
2012-08-03	£178,500	8 SPOUT HOUSE LANE	Terraced
2010-03-05	£145,000	16 SPOUT HOUSE LANE	Terraced
2007-06-05	£150,000	8 SPOUT HOUSE LANE	Detached
2007-03-22	£194,000	11A SPOUT HOUSE LANE	Semi-detached
2007-01-22	£465,000	10 SPOUT HOUSE LANE	Detached
2006-11-22	£192,500	12 SPOUT HOUSE LANE	Semi-detached
2006-09-15	£140,000	14 SPOUT HOUSE LANE	Terraced
2003-12-22	£118,000	18 SPOUT HOUSE LANE	Terraced
2003-12-22	£118,000	18 SPOUT HOUSE LANE	Terraced
2003-09-01	£112,500	16 SPOUT HOUSE LANE	Terraced

Date	Price	Address	Type
2002-08-02	£89,500	13 SPOUT HOUSE LANE	Semi-detached
2000-12-22	£50,000	1 POND TERRACE	Terraced
2000-10-27	£55,000	13 SPOUT HOUSE LANE	Semi-detached
1999-07-30	£107,000	7 SPOUT HOUSE LANE	Semi-detached
1998-08-07	£82,000	17 SPOUT HOUSE LANE	Detached

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

## Nearest schools

School	Distance	Phase	Ofsted
<a href="#">Trinity Academy St Chad's</a>	0.1 mi	Primary	<a href="#">Good (2023)</a>
<a href="#">St Joseph's Catholic Primary Academy, Brighouse</a>	0.3 mi	Primary	<a href="#">Report card</a> →
<a href="#">Brighouse High School</a>	0.3 mi	Secondary	<a href="#">Report card</a> →
<a href="#">Cliffe Hill Community Primary School</a>	0.6 mi	Primary	<a href="#">Good (2020)</a>
<a href="#">Lightcliffe C of E Primary School</a>	0.7 mi	Primary	<a href="#">Report card</a> →
<a href="#">Lightcliffe Academy</a>	0.7 mi	Secondary	<a href="#">Report card</a> →

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:** THE NORTHOLME PRACTICE (0.8 mi) · RYDINGS HALL SURGERY (1.2 mi) · CHURCH LANE SURGERY (1.2 mi)

**Nearest hospitals:** SPIRE HOSPITAL (2.2 mi) · CALDERDALE ROYAL HOSPITAL ELECTIVE SURGICAL HUB (2.4 mi) · CALDERDALE ROYAL HOSPITAL (2.4 mi)

**Nearest listed buildings:** IVY HOUSE FARM (Grade II) (0.1 mi) · LOWER GREEN HOUSE (Grade II) (0.2 mi) · HARLEY HEAD FARMHOUSE (Grade II) (0.2 mi)

**Nearest pharmacies:** MEDICHEM PHARMACY (0.8 mi) · RAMZY'S PHARMACY (0.8 mi) · RYANS PHARMACY (1.0 mi)

**Nearest stations:** Brighthouse (1.5 mi) · Halifax (2.1 mi) · Low Moor (3.1 mi)

**Nearest supermarkets:** Aldi (1.3 mi) · Tesco (1.3 mi) · Sainsbury's (1.4 mi)

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

## Who lives here

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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

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No modelled flood risk is recorded for HD6 2PL 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?

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Measure	DISTRICT HD6	SECTOR HD6 2	POSTCODE HD6 2PL
Average sold price	£210,788	£223,051	£178,545
Population	36,157	12,147	—
Deprivation decile	5/10	6/10	—
Crimes recorded	255	58	—
Schools	14	5	—

Measure	DISTRICT HD6	SECTOR HD6 2	POSTCODE HD6 2PL
Flood risk	High	High	Low
Gigabit broadband	92%	98%	96%
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 2PL.

[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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