

Property report — HD6 2QW

Open-data due diligence for HD6 2QW and the area around it.

What scope is each figure? Sold sales, broadband and flood risk are for **HD6 2QW** itself. Where open data isn't published that finely (population, crime, schools), we show the **HD6 2** sector — each figure below is tagged with its scope.

AVG SOLD PRICE

£223,051

SECTOR HD6 2 · 127 sales

POPULATION

12,147

SECTOR HD6 2

CRIMES RECORDED

58

SECTOR HD6 2 · Apr 26

SCHOOLS

5

SECTOR HD6 2

FLOOD RISK

None modelled

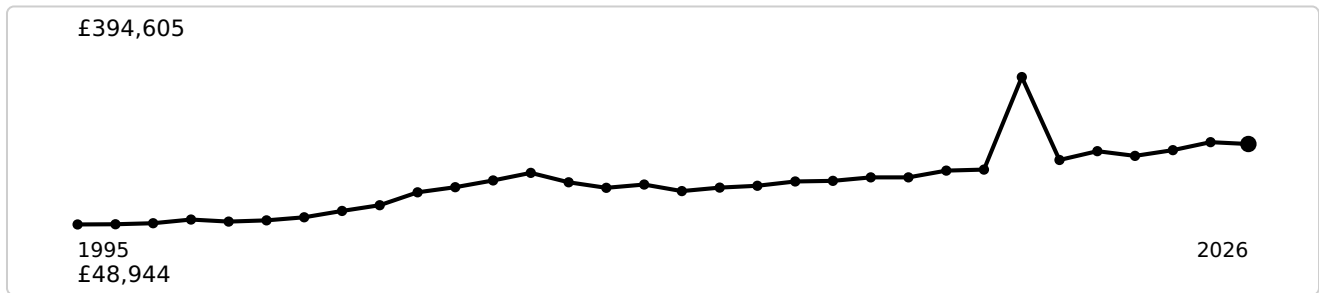
THIS POSTCODE

GIGABIT BROADBAND

98%

SECTOR HD6 2 of premises

Sold-price trend (1995-2026)



Annual **average (mean)** sold price in HD6 2, 1995-2026 (latest £237,533). Hover a point to read its value. Source: HM Land Registry Price Paid.

Sold prices on this postcode

Date	Price	Address	Type
2025-11-20	£1,265,000	WARREN WELLS WOOD BOTTOM LANE	Detached
2025-07-28	£850,000	VALLEY VIEW WOOD BOTTOM LANE	Detached
2025-07-01	£350,000	GLEN WOOD WOOD BOTTOM LANE	Terraced
2025-03-28	£495,000	ROCKY MOUNT WOOD BOTTOM LANE	Detached
2023-10-30	£150,000	16 WOOD BOTTOM LANE	Terraced
2023-01-05	£347,500	BREMAR WOOD BOTTOM LANE	Semi-detached
2022-04-01	£525,000	WOOD BOTTOM FARM WOOD BOTTOM LANE	Other
2022-01-21	£260,000	WOODLANDS WOOD BOTTOM LANE	Semi-detached
2021-06-29	£260,000	WOODLANDS WOOD BOTTOM LANE	Semi-detached
2021-04-19	£300,000	AVONDALE WOOD BOTTOM LANE	Terraced
2021-03-05	£1,100,000	SUTCLIFFE WOOD FARM WOOD BOTTOM LANE	Detached
2020-07-06	£270,000	28 WOOD BOTTOM LANE	Semi-detached
2020-04-24	£365,000	8 WOOD BOTTOM LANE	Detached
2019-12-20	£222,500		Other

Date	Price	Address	Type
		THE DELPH STONES WOOD BOTTOM LANE	
2019-12-20	£222,500	HIGHER REACH HOUSE WOOD BOTTOM LANE	Other
2019-03-15	£155,500	14 WOOD BOTTOM LANE	Terraced
2018-11-07	£245,000	WEST RAYNS WOOD BOTTOM LANE	Detached
2017-09-22	£181,500	30 WOOD BOTTOM LANE	Semi-detached
2017-07-07	£150,000	GLEN WOOD WOOD BOTTOM LANE	Terraced
2017-01-27	£157,000	WOODLANDS WOOD BOTTOM LANE	Semi-detached
2016-07-07	£225,000	28 WOOD BOTTOM LANE	Semi-detached
2013-05-31	£285,000	WEST RAYNS WOOD BOTTOM LANE	Detached
2012-10-26	£168,450	LANGLAGGTE WOOD BOTTOM LANE	Terraced
2012-10-05	£250,000	WARREN WELLS WOOD BOTTOM LANE	Detached
2012-07-06	£500,000	VALLEY VIEW WOOD BOTTOM LANE	Detached
2010-09-01	£235,000	LA RUCHE WOOD BOTTOM LANE	Terraced
2009-12-18	£148,000	BREMAR WOOD BOTTOM LANE	Semi-detached
2009-06-29	£100,000	GLEN WOOD WOOD BOTTOM LANE	Terraced
2008-12-05	£165,000	WOOD BOTTOM LANE	Semi-detached
2008-08-20	£260,000	WARREN WELLS WOOD BOTTOM LANE	Detached
2007-06-29	£246,250	10 WOOD BOTTOM LANE	Semi-detached
2007-01-05	£199,500	ROSLYN WOOD BOTTOM LANE	Terraced
2005-01-27	£150,000	RUSTLINGS WOOD BOTTOM LANE	Terraced
2004-11-18	£142,000	30 WOOD BOTTOM LANE	

Date	Price	Address	Type
			Semi-detached
2004-05-27	£117,500	14 WOOD BOTTOM LANE	Terraced
2004-04-01	£96,000	ROCKY MOUNT WOOD BOTTOM LANE	Detached
2002-12-12	£115,000	ROSLYN WOOD BOTTOM LANE	Terraced
2001-12-14	£87,950	28 WOOD BOTTOM LANE	Semi-detached
2001-12-13	£40,000	GLEN WOOD WOOD BOTTOM LANE	Terraced
2001-10-29	£85,000	ROSLYN WOOD BOTTOM LANE	Terraced
2001-05-11	£60,000	24 WOOD BOTTOM LANE	Semi-detached
1998-06-30	£44,000	14 WOOD BOTTOM LANE	Terraced
1996-03-01	£32,000	14 WOOD BOTTOM LANE	Terraced
1995-02-24	£46,000	18 WOOD BOTTOM LANE	Terraced

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

Nearest schools

School	Distance	Phase	Ofsted
Brighouse High School	0.3 mi	Secondary	Report card →
Trinity Academy St Chad's	0.4 mi	Primary	Good (2023)
St Joseph's Catholic Primary Academy, Brighouse	0.4 mi	Primary	Report card →
St Andrew's Church of England (VA) Infant School	0.5 mi	Primary	Good (2023)
St Andrew's CofE (VA) Junior School	0.6 mi	Primary	Outstanding (2022)
Cliffe Hill Community Primary School	0.8 mi	Primary	Good (2020)

Straight-line distance from the postcode. Ofsted = latest overall effectiveness (newer inspections may be ungraded). Sources: Get Information about Schools (DfE) · Ofsted.

Recorded crimes per month in HD6 2 (May 24–Apr 26, average 51/month). Hover a point to read the count. Source: Police.uk street-level data.

Flood risk

No modelled flood risk is recorded for HD6 2QW in the Environment Agency dataset. This is reassuring but not a guarantee — [Check the exact address on the official Environment Agency map →](#)

Source: Environment Agency Risk of Flooding from Rivers and Sea (the official dataset name). Indicative catchment data, not an official property flood search.

How granular is this?

Measure	DISTRICT HD6	SECTOR HD6 2	POSTCODE HD6 2QW
Average sold price	£210,788	£223,051	£265,208
Population	36,157	12,147	—
Deprivation decile (1 = most deprived)	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 2QW.

[Compare conveyancing quotes →](#)

Compare removals quotes

Moving home? Get no-obligation quotes from removals firms for your move.

[Compare removals quotes →](#)

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