

Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:

Area of interest

DA12 3HL + 1 mile

Properties marketed between

1 Jul 21 - 1 Feb 23

Properties marketed by

Any Agent



Lambert & Foster Ltd, Paddock Wood

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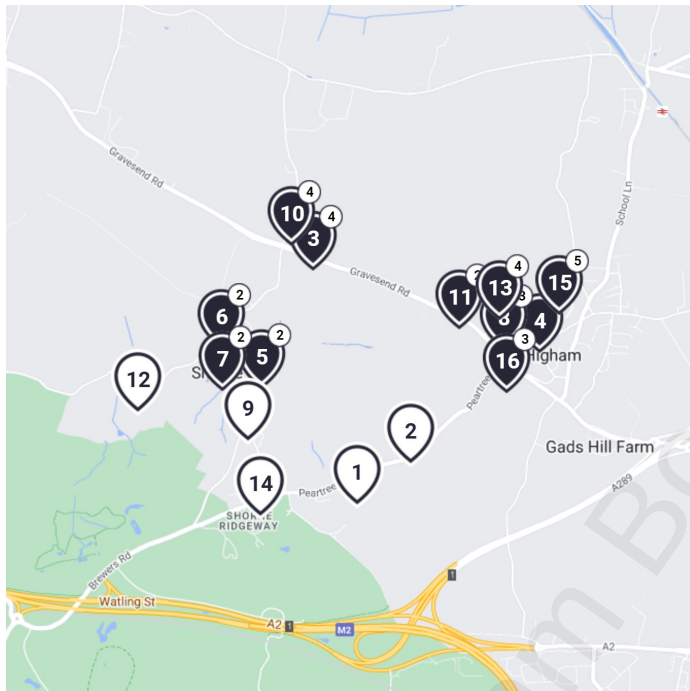
Email: paddockwood@lambertandfoster.co.uk



Introduction

The Best Price Guide provides comparable property information selected by Lambert & Foster Ltd to help establish the best market price.

This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,200,000 properties for sale or rent in the UK and Overseas.



Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.



This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (3 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (4 in this case).

Comparable properties



£900,000

NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale
Pear Tree Lane, Shorne, Kent, DA12

- Sought after location
- Stunning river views to rear
- Apprpx 200 ft + rear garden
- Potential for extension subject to planning permission
- Ample parking

Marketed from 14 Dec 2020 to 11 Jul 2021 (208 days)

SOLD PRICE HISTORY

26 May 2021	£890,000
10 Dec 2014	£625,000

* Legal information present on page 11

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Lambert & Foster Ltd unless otherwise stated.

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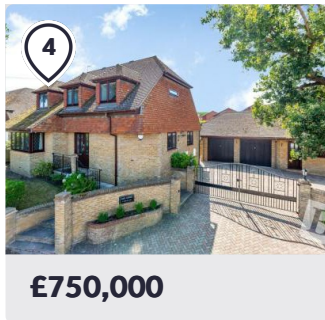


NO LONGER ADVERTISED

3 bedroom bungalow for sale
Coutts Avenue, Shorne, Gravesend, Kent

- A wonderful, spacious property full of character
- Garden room extension overlooking a large rear garden
- Third bedroom downstairs can be used as a study
- Downstairs bathroom and upstairs cloakroom
- Outline planning consent for 3 additional dwellings
- EPC energy rating E

Marketed from 17 Jun 2021 to 8 Sep 2021 (83 days)

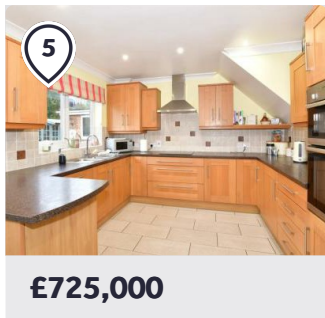


CURRENTLY ADVERTISED

3 bedroom detached house for sale
Norah Lane, Higham, Rochester, Kent, ME3

- Imposing individual quality home
- Double garage plus outbuildings
- Three bedrooms
- Gated driveway/lots of parking
- Main bathroom/en suite shower room
- Manicured gardens
- Two reception rooms
- Priced to attract an early sale

Marketed from 22 Aug 2022



CURRENTLY ADVERTISED

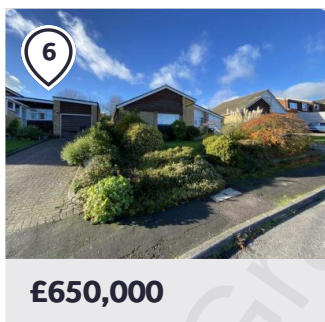
3 bedroom detached bungalow for sale
Swillers Lane, Shorne, Gravesend, Kent

- Stunning detached chalet bungalow
- Extended living and bedroom space
- En-suite shower room to main bedroom
- Situated in the beautiful village of Shorne
- Open plan kitchen and dining areas
- EPC energy rating D

Marketed from 21 Dec 2022

SOLD PRICE HISTORY

30 Jun 2009	£275,000
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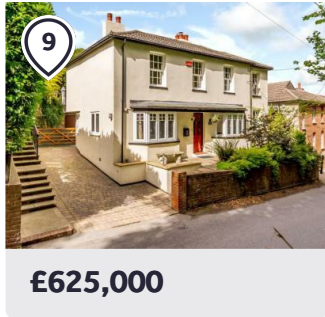


CURRENTLY ADVERTISED

3 bedroom bungalow for sale
Crown Green, Shorne

- HERITAGE ESTATES are delighted to offer FOR SALE thi...

Marketed from 31 Jan 2023



NO LONGER ADVERTISED SOLD STC

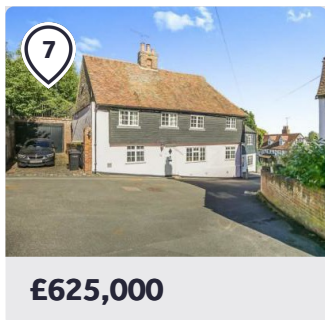
3 bedroom detached house for sale Tanyard Hill, Shorne, Kent, DA12

- Detached Victorian house
- Many period features
- 3 Reception rooms
- Kitchen/family room with Aga
- Practical utility/boot room
- Master bedroom en-suite
- Family bathroom
- Practical cellar

Marketed from 2 Sep 2020 to 11 Nov 2021 (434 days)

SOLD PRICE HISTORY

29 Jun 2021	£610,000
28 Nov 1996	£129,000

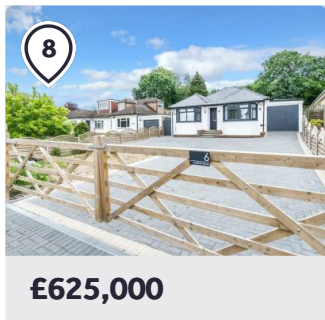


NO LONGER ADVERTISED

3 bedroom house for sale Butchers Hill, Shorne, Gravesend, DA12

- This three bedroom character property has become ava...

Marketed from 16 Oct 2021 to 11 May 2022 (206 days)



NO LONGER ADVERTISED

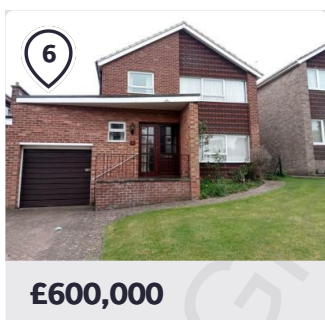
3 bedroom bungalow for sale Carton Road, Higham, Kent, ME3

- Double Glazing
- Gas Central Heating
- Garage and Drive
- Good Sized Gardens
- Kitchen/Breakfast Room
- Modern Shower Room
- No Chain Involved
- Viewing Recommended

Marketed from 20 Jun 2022 to 17 Oct 2022 (118 days)

SOLD PRICE HISTORY

22 Dec 2020	£430,000
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NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale Crown Green, Shorne

- A link-detached 3 bedroom family home located located ...

Marketed from 29 Apr 2022 to 6 Sep 2022 (130 days)

* Legal information present on page 11

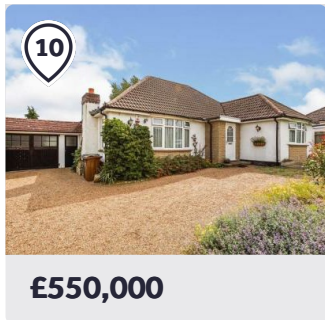


CURRENTLY ADVERTISED

3 bedroom house for sale
Butchers Hill, Shorne, Kent, DA12

- Set in heart of sought after village
- Backing onto historic church
- Attached Georgian village cottage
- Sitting room with open fireplace
- Conservatory
- 3 bedrooms and bathroom
- Practical cellar
- 90 ft rear gardens

Marketed from **28 May 2022**



NO LONGER ADVERTISED

3 bedroom bungalow for sale
Green Farm Lane, Shorne, Gravesend, Kent, DA12

- Incredible three bedroom detached chalet bungalow bein...

Marketed from **24 Aug 2021 to 18 Mar 2022 (206 days)**



NO LONGER ADVERTISED **SOLD STC**

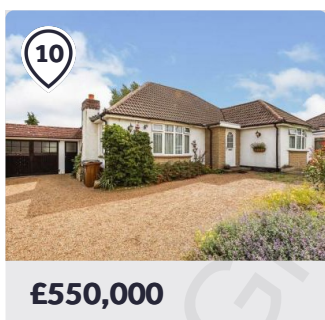
3 bedroom detached house for sale
Walmers Avenue, Higham, ME3

- Stunning Panoramic Views
- Spacious Accommodation
- Garage and Large Driveway
- Highly Sought After Location
- Detached Home
- Modern Kitchen and Bathroom
- Extended Family Home
- A Real Must See

Marketed from **6 Dec 2021 to 27 Oct 2022 (324 days)**

SOLD PRICE HISTORY

26 Aug 2022	£550,000
2 Feb 2007	£352,000
13 Dec 1999	£215,000

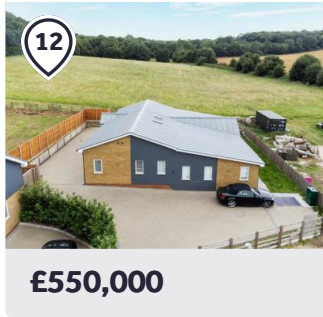


NO LONGER ADVERTISED **SOLD STC**

3 bedroom bungalow for sale
Green Farm Lane, Shorne, Gravesend, Kent, DA12

- Incredible three bedroom detached chalet bungalow bein...

Marketed from **18 Mar 2022 to 30 Sep 2022 (195 days)**



NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached bungalow for sale
Shorne Ifield Road, Shorne, Gravesend

- SEMI DETACHED BEAUTIFUL BUNGALOW
- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- WONDERFUL VIEWS
- PARKING FOR MULTIPLE VEHICLES
- SOUGHT AFTER RURAL LOCATION

Marketed from 8 Apr 2022 to 8 Dec 2022 (244 days)



CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale
Burdett Avenue, Shorne, Gravesend

- CHAIN FREE
- EXTENDED LIVING SPACE
- FABULOUS VIEWS
- WONDERFUL GARDEN
- PLENTY OF POTENTIAL
- SOUGHT AFTER LOCATION

Marketed from 18 Oct 2022



NO LONGER ADVERTISED SOLD STC

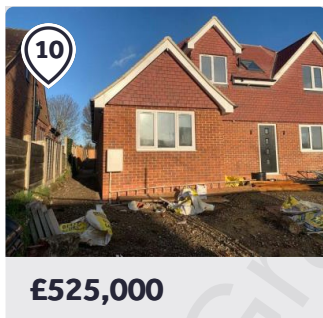
3 bedroom detached bungalow for sale
Walmers Avenue, Higham, ME3

- In And Out Drive
- Stunning Garden
- Garage
- Conservatory
- Sought After Area
- Three Good Size Bedrooms
- Kitchen/Breakfast Room
- A Must View Property

Marketed from 10 Jun 2021 to 20 Dec 2021 (193 days)

SOLD PRICE HISTORY

29 Sep 2021	£545,000
14 Aug 2013	£380,000
6 Mar 1995	£105,000

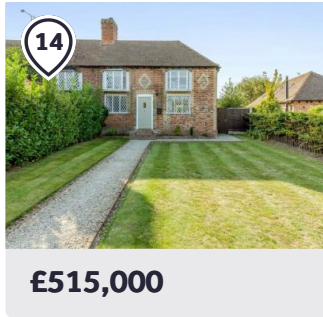


NO LONGER ADVERTISED

3 bedroom semi-detached house for sale
Green Farm Lane, Shorne, Gravesend, Kent, DA12

- High Specification
- 31' Kitchen/Living Room
- Driveway to Front
- Large Rear Garden
- Countryside Views
- Double Glazing
- Electric Heating

Marketed from 1 Apr 2022 to 12 Apr 2022 (11 days)



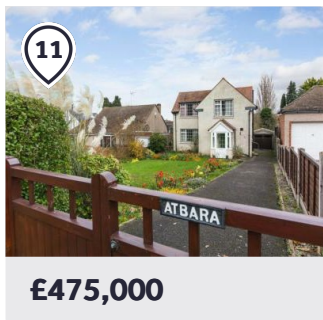
NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Tanyard Hill, Shorne, Kent, DA12

- Victorian semi-detached house
- In conservation area
- Lounge with log burner
- Open plan kitchen/living area
- Master bedroom with en-suite shower room/wc
- 2 further bedrooms
- Family bathroom
- West facing garden

Marketed from 25 Sep 2020 to 17 Aug 2021 (325 days)



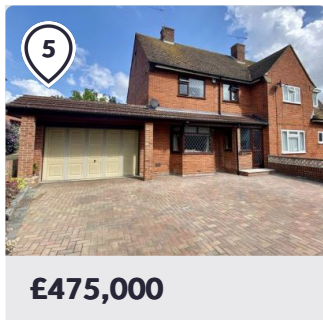
NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Gravesend Road, Higham, Rochester, ME3

- No forward chain
- Detached
- Approx. 100" rear garden
- Potential for extension subject to planning permission
- Walking distance to local amenities

Marketed from 26 Jun 2021 to 6 Jul 2021 (10 days)



NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

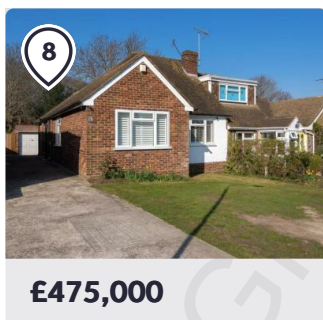
Hollands Close, Shorne, DA12

- No Forward Chain
- Potential for Extension STPP
- Ample Parking
- Three Bedroom Semi Detached House
- Large Double Garage
- Quiet Cul-De-Sac Location
- Private Garden
- Sought After Location

Marketed from 26 Aug 2021 to 16 Mar 2022 (201 days)

SOLD PRICE HISTORY

5 Jan 2022	£500,000
10 May 1996	£85,000



NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached bungalow for sale

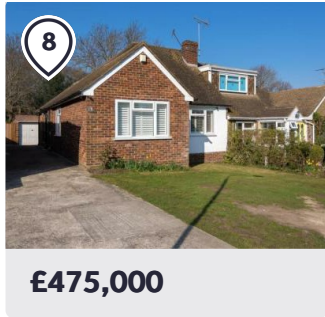
Chilton Drive, Higham, Rochester

- Watch the video for this incredible, three bedroom, exten...

Marketed from 31 Mar 2022 to 5 Aug 2022 (126 days)

SOLD PRICE HISTORY

20 Dec 2018	£342,000
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CURRENTLY ADVERTISED **SOLD STC**

3 bedroom semi-detached bungalow for sale
Chilton Drive, Higham, Rochester,

- Situated nearby to local schools and a short drive to bot...

Marketed from **8 Aug 2022**

SOLD PRICE HISTORY

20 Dec 2018 **£342,000**

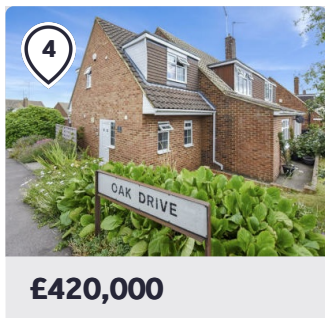


CURRENTLY ADVERTISED **SOLD STC**

3 bedroom detached bungalow for sale
Norah Lane, Higham, Rochester, Kent

- A fantastic opportunity to buy a home in the sought after...
- Potential to extend (subject to planning permission)
- Close to shops and amenities
- Walking distance to Higham railway station
- No forward chain
- EPC energy rating E

Marketed from **14 Nov 2022**



NO LONGER ADVERTISED **SOLD STC**

3 bedroom semi-detached house for sale
Oak Drive, Higham, Kent. ME3

- SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- EAT IN KITCHEN AREA
- SEPARATE DINING AREA
- MUST VIEW
- DOUBLE GARAGE & DRIVE
- LOW MAINTENANCE REAR GARDEN
- EXTENDED

Marketed from **31 Aug 2021 to 2 May 2022 (243 days)**

SOLD PRICE HISTORY

17 Dec 2021 **£420,000**

10 Oct 2011 **£245,000**

22 Nov 2002 **£160,000**



NO LONGER ADVERTISED **SOLD STC**

3 bedroom semi-detached bungalow for sale
Green Farm Lane, Gravesend

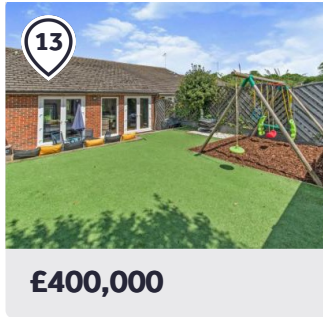
- NO FORWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED BUNGALOW
- POPULAR SHORNE LOCATION
- IN NEED OF MODERNISATION THROUGHOUT
- EXTENDED TO LOUNGE AND KITCHEN
- OFF STREET PARKING
- DETACHED GARAGE

Marketed from **14 Apr 2022 to 20 Aug 2022 (127 days)**

SOLD PRICE HISTORY

19 Aug 2022 **£435,000**

* Legal information present on page 11



NO LONGER ADVERTISED SOLD STC

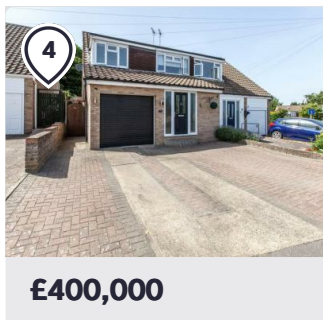
3 bedroom end of terrace house for sale Briar Dale, Rochester, ME3

- Village Location
- Beautifully Presented
- Three Double Bedrooms
- Cul-De-Sac
- Modern Fitted Kitchen
- Front And Rear Garden
- Planning Permission Granted

Marketed from 18 May 2022 to 10 Oct 2022 (144 days)

SOLD PRICE HISTORY

31 Jul 2015	£244,000
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NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale Oak Drive, Higham, Rochester, Kent, ME3

- Double Glazing
- Gas Central Heating
- Spacious Entrance Hall
- Ground Floor Cloakroom
- Modern Kitchen/Breakfast Room
- Village Location
- Four Piece Bathroom
- Approx 50' Garden

Marketed from 20 Jun 2022 to 11 Dec 2022 (174 days)

SOLD PRICE HISTORY

27 Jan 2017	£347,500
2 Aug 2016	£345,000
9 Feb 2007	£249,995



NO LONGER ADVERTISED SOLD STC

3 bedroom bungalow for sale Coutts Avenue, Shorne, Gravesend, DA12

- Generous plot
- Large lounge
- Conservatory
- Three double bedrooms
- Ample parking
- Garage
- Potential for rear extension and loft conversion
- No chain

Marketed from 9 Oct 2020 to 24 Aug 2021 (319 days)

SOLD PRICE HISTORY

25 Jun 2021	£373,000
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NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale Oak Drive, Higham, Rochester

- 3 DOUBLE-BEDROOMS
- INTEGRAL GARAGE
- DRIVE FOR 6 CARS
- REAR GARDEN
- GOOD SIZE KITCHEN
- LOUNGE/DINER
- CLOAK ROOM
- VILLAGE LOCATION

Marketed from 26 Feb 2021 to 28 Aug 2021 (183 days)

SOLD PRICE HISTORY

1 Jun 2021	£390,000
21 Aug 2012	£238,000
10 Oct 2002	£157,500

* Legal information present on page 11



NO LONGER ADVERTISED SOLD STC

3 bedroom terraced house for sale

Fairview Drive, Higham, Rochester, Kent

- Sold by Wards
- A beautiful family home located in the sought after village...
- Great sized lounge/diner with a stunning log burner feat...
- Well maintained rear garden backing onto woodlands
- Cloakroom
- Close to good schools and shops
- EPC energy rating D

Marketed from 11 Mar 2021 to 20 Aug 2021 (161 days)

SOLD PRICE HISTORY

Date	Price
19 Aug 2021	£380,000



NO LONGER ADVERTISED SOLD STC

3 bedroom bungalow for sale

Coutts Avenue, Shorne, Gravesend, Kent, DA12

- No chain
- Quiet cul de sac
- Potential for extension to the rear and loft
- Garage
- Three bedrooms
- Potential for additional parking to the front
- Good size mature rear garden
- Viewing highly recommended

Marketed from 20 Sep 2021 to 8 Feb 2022 (141 days)

SOLD PRICE HISTORY

Date	Price
10 Jan 2022	£386,000



NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Beech Grove, Higham, Rochester, ME3

- No Forward Chain
- Sought After Village Location
- Garage and Driveway
- Three Good Sized Bedrooms
- In Need of Modernisation
- Easy Access to Transport Links and Amenities

Marketed from 6 Apr 2022 to 18 Sep 2022 (165 days)



NO LONGER ADVERTISED

3 bedroom end of terrace house for sale

Fairview Drive, Higham, Kent. ME3

- END OF TERRACE HOME
- THREE DOUBLE BEDROOMS
- EAT IN KITCHEN AREA
- SEPARATE RECEPTION ROOM
- CONSERVATORY
- GARAGE & DRIVEWAY
- IMMACULATE CONDITION
- IDEAL LOCATION FOR MOTORWAY ACCESS

Marketed from 18 Jan 2021 to 24 Aug 2021 (218 days)

SOLD PRICE HISTORY

Date	Price
31 Aug 2012	£230,000
26 May 2004	£197,500

* Legal information present on page 11



NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale
Fairview Drive, Higham, Kent. ME3

- SEMI DETACHED HOME
- THREE BEDROOMS
- EAT IN KITCHEN/DINER
- SEPARATE RECEPTION ROOM
- BLANK CANVASS
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND DRIVE
- NO CHAIN

Marketed from 4 Jun 2021 to 16 Feb 2022 (256 days)

SOLD PRICE HISTORY

7 Sep 2021 **£360,000**



NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale
Norah Lane, Higham, Rochester, ME3 7EP

- MATTERPORT VIRTUAL TOUR
- NO FORWARD CHAIN
- THREE BEDROOMS
- CONSERVATORY
- GAS HEATING SYSTEM
- 22FT LOUNGE
- FRONT AND REAR GARDENS
- GARAGE AND DRIVEWAY

Marketed from 5 Mar 2021 to 1 Oct 2021 (209 days)

SOLD PRICE HISTORY

7 Sep 2021 **£350,000**

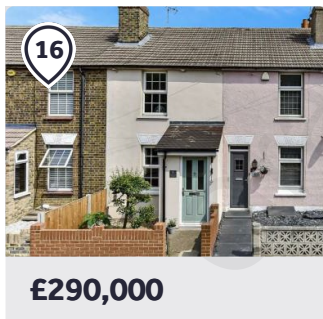


NO LONGER ADVERTISED

3 bedroom detached bungalow for sale
Norah Lane, Higham, Rochester, Kent

- Over 60s only under Homewise's lifetime lease plan
- Saving ranges from 8.5% to 59%
- The actual price you will pay depends on your age, perso...
- Call for a personalised quote or use the calculator on the...
- A fantastic opportunity to buy a home in the sought afte...
- Potential to extend (subject to planning permission)
- Close by to shops and local amenities
- Walking distance to Higham railway station

Marketed from 14 Nov 2022 to 14 Nov 2022



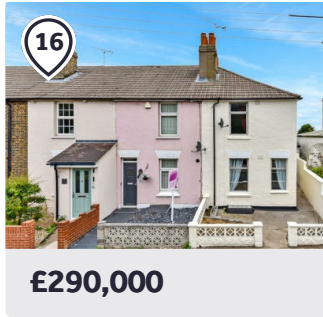
CURRENTLY ADVERTISED SOLD STC

3 bedroom terraced house for sale
Pear Tree Place, Gravesend Road, Higham, Kent. ME3

- MID-TERRACE HOME
- TWO DOUBLE BEDROOMS
- VERSATILE THIRD LOFT BEDROOM
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN & GROUND FLOOR BATHRO...
- USEFUL CELLAR AREA
- PRIVATE DRIVE TO THE REAR
- LOW MAINTENANCE REAR GARDEN

Marketed from 18 Aug 2022

* Legal information present on page 11



CURRENTLY ADVERTISED **SOLD STC**

3 bedroom end of terrace house for sale
Pear Tree Place, Gravesend Road, Higham, Kent. ME3

- END OF TERRACE HOME
- TWO DOUBLE BEDROOMS
- EAT IN KITCHEN/DINER
- TWO RECEPTION ROOMS
- CONVERTED LOFT AND CELLAR
- NO CHAIN
- LOW MAINTENANCE REAR GARDEN
- MUST VIEW

Marketed from **5 Sep 2022**

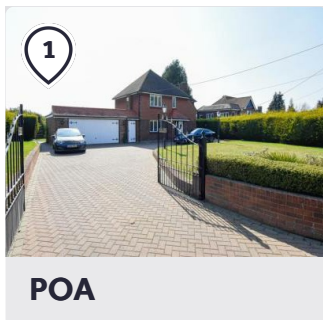


NO LONGER ADVERTISED **SOLD STC**

3 bedroom cottage for sale
Gravesend Road, Higham, Rochester, Kent

- Sold by Wards
- Cottage full of character located in the village of Higham
- Handy cellar for storage
- Loft extension creating a further bedroom
- Within walking distance to local shops and railway station
- Private road leading to a driveway
- EPC energy rating D

Marketed from **5 May 2021 to 21 Oct 2021 (168 days)**



NO LONGER ADVERTISED **SOLD STC**

3 bedroom detached house for sale
Pear Tree Lane, Shorne, Gravesend

- Wonderful Views, beautiful Garden, Fabulous Location! I...

Marketed from **28 Mar 2022 to 29 Nov 2022 (245 days)**

SOLD PRICE HISTORY

3 Mar 2022 **£900,000**

The sold price history information is provided by Her Majesty's Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland) and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

This material was last updated on the 15th of December 2022. Land Registry data covers the period from the 1st of January 1995 to the 29th of October 2022 and contains property transactions which have been registered during that period. Registers of Scotland data covers the period from the 18th of October 1996 to the 31st of October 2022 based on the date of entry provided in the application for registration. Please note the dates shown relate to the property's registered date not sold date.

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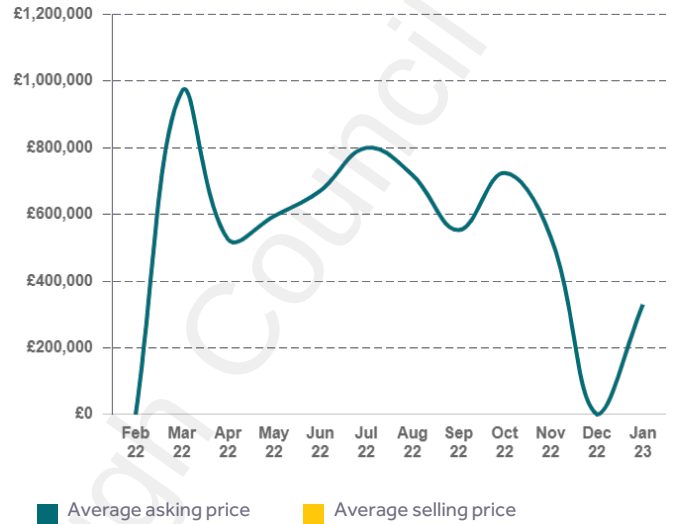
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Market Information



New vs. sold subject to contract (STC) 3 bedrooms properties within 1 mile of DA12 3HL

This graph shows the number of newly listed and sold subject to contract (STC) properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.



Average prices of properties within 1 mile of DA12 3HL

This graph shows the average asking price and final selling price of properties in this area, listed by all agents, over the last 12 months on Rightmove. The Land Registry sold price data is usually only available 2-3 months after a sale is completed.