

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

77 Commercial Road, Paddock Wood, Kent, TN12 6DS

Phone: +441892831606

Fax: +441892834700

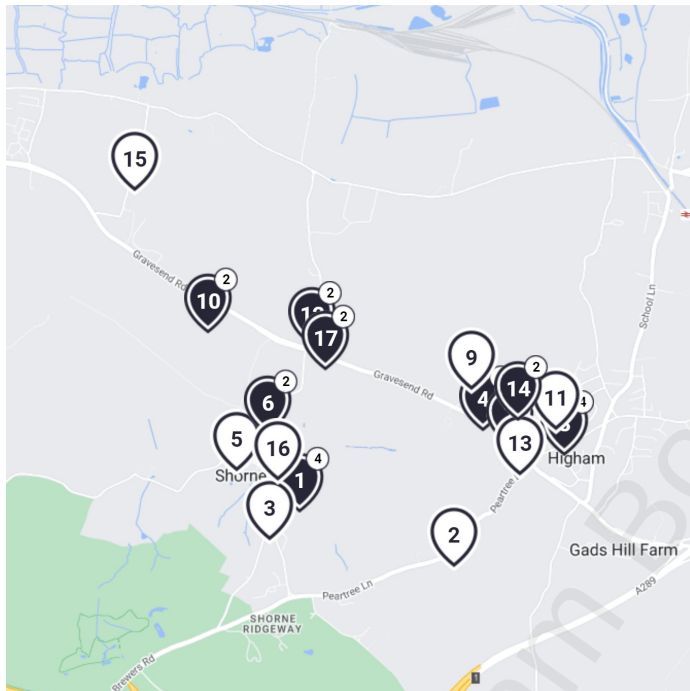
Email: paddockwood@lambertandfoster.co.uk



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.



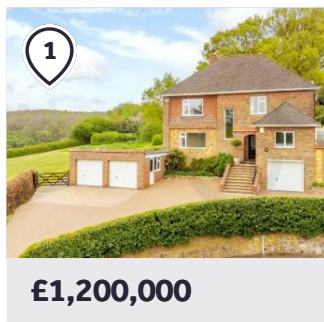
Map of properties included in this report

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 (1 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



£1,200,000

CURRENTLY ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Warren View, Shorne, Kent, DA12

- Superior village location
- Overlooking central green
- Substantial 4/5 bedroom house
- Set in formal grounds and woodland
- Siding onto farmland
- Ample driveway parking
- Double and single garage
- Kitchen family room

Marketed from **13 May 2022**

* Legal information present on page 10

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.

Page: 1/11



£1,150,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale Forge Lane, Higham, ME3

- Substantial four bedroom detached house
- Set on an acre plot
- Bespoke kitchen/family room
- Two reception rooms
- Master bedroom en-suite
- End of chain sale

Marketed from 22 May 2021 to 3 Feb 2022 (256 days)

SOLD PRICE HISTORY

29 Oct 2021	£1,140,000
19 Dec 1997	£155,000



£1,150,000

NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale Tanyard Hill, Shorne

- DOUBLE FRONTED IMPOSING EXCLUSIVE HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION AREAS
- LARGE KITCHEN/FAMILY ROOM
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- POPULAR SHORNE VILLAGE LOCATION
- OPPOSITE PADDOCKS

Marketed from 17 Aug 2022 to 18 Nov 2022 (93 days)

SOLD PRICE HISTORY

28 Aug 2015	£483,000
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£1,150,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale Pear Tree Lane, Shorne, Gravesend, DA12 3JT

- Set In The Exclusive Pear Tree Lane
- Potential To Redevelop STPP
- Mature Plot Of Circa 2 Acres
- Detached Traditional Sussex Style House Built in 1923
- Offered Chain Free
- Currently Four Bedrooms
- Three Receptions
- Original Features Throughout

Marketed from 25 Aug 2022



£900,000

NO LONGER ADVERTISED SOLD STC

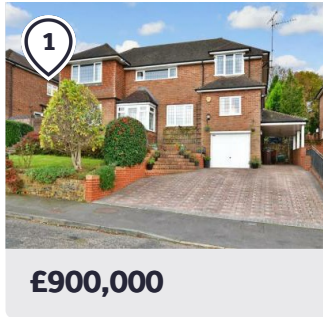
4 bedroom detached house for sale Mill Hill Lane, Gravesend

- Four Bedrooms
- EPC Rating F (36) Expires October 2030
- Outbuilding
- Total Floor Area: 198 m2
- Land: 0.3785 Ha (Approximately)
- Fantastic Views of the Thames Estuary
- No Onward Purchasing Chain
- In Need of Modernization

Marketed from 10 Nov 2020 to 1 Oct 2021 (324 days)

SOLD PRICE HISTORY

30 Sep 2021	£850,000
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NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Warren View, Shorne, Kent

- Sold by Wards
- Rare property providing stunning views overlooking green
- Picturesque gardens with plot measured to 0.3263 acres
- Popular village location within walking distance to amenit...
- Incredible potential for further extensions (subject to co...
- Catchment area for highly rated schools
- EPC energy rating D

Marketed from 27 Nov 2021 to 9 Jun 2022 (193 days)



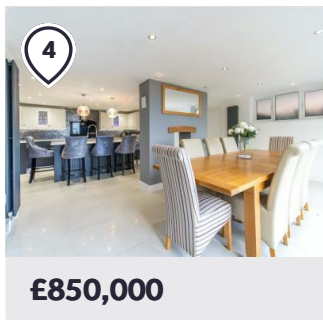
CURRENTLY ADVERTISED SOLD STC

4 bedroom bungalow for sale

Malthouse Lane, Shorne, Kent, DA12

- Unique tucked away village location
- 4 bedroom detached bungalow
- Set on large established plot
- Backing onto paddocks
- Large reception rooms
- Master bedroom en-suite
- Carriageway driveway and garage
- End of chain sale

Marketed from 24 Jun 2022



CURRENTLY ADVERTISED

4 bedroom detached house for sale

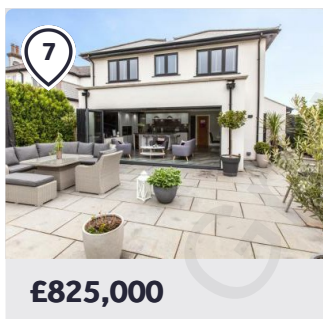
Walmers Avenue, Higham, Kent, ME3

- Four Reception Rooms
- 26' Kitchen/Breakfast Room
- Three En-Suites including Bar
- Double Glazing
- Gas or Multi Fuel Heating
- 125' Rear Garden
- Integral Garage and Own Drive
- Utility Room

Marketed from 14 Nov 2022

SOLD PRICE HISTORY

Date	Price
16 Dec 2011	£267,000



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Hollytree Drive, Higham, Rochester, Kent, ME3

- Double Glazing
- Gas Central Heating
- 23'4 x 29'2 Open Plan Living Area
- G/Floor Cloakroom and Utility Room
- Separate Snug Lounge
- En-Suite to Master
- Detached Office to Rear
- Own Driveway to Front

Marketed from 13 May 2022 to 27 Sep 2022 (137 days)

SOLD PRICE HISTORY

Date	Price
6 Oct 2017	£356,000



CURRENTLY ADVERTISED

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

- Attractive individual detached house
- Study/bedroom 5
- Extremely rare opportunity
- Updated kitchen
- Four bedrooms
- Separate utility room
- Two bathrooms plus cloakroom
- Double garage plus plenty of parking

Marketed from **13 Sep 2022**

SOLD PRICE HISTORY

27 Sep 2012	£460,000
7 Jun 2000	£249,000



CURRENTLY ADVERTISED

4 bedroom detached house for sale
Norah Lane, Higham, Rochester, Kent

- 4 bedroom detached house
- Open plan lounge/dining, study, en-suite to main bedroom
- Village location
- walking distance to shops and schools
- EPC energy rating D

Marketed from **30 Dec 2022**

SOLD PRICE HISTORY

27 Sep 2012	£460,000
7 Jun 2000	£249,000

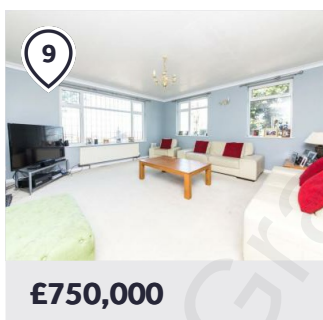


NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Warren View, Shorne, Kent, DA12

- Double Glazing
- Gas Central Heating
- Lounge & Separate Dining Room
- Office/5th Bedroom
- 14' Modern Fitted Kitchen
- Two Hallway areas
- Spacious Utility Room
- Ground Floor Bathroom

Marketed from **29 Apr 2022 to 6 Nov 2022 (191 days)**



NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Walmers Avenue, Higham, Rochester, Kent, ME3

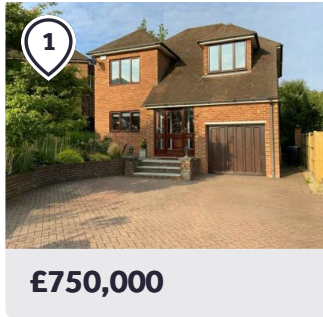
- Approx 2626.39 sq feet
- Privated gated entrance
- Ample off road parking
- Fantastic countryside views
- Three En-Suites
- Potential for No Chain

Marketed from **17 Sep 2020 to 13 Sep 2021 (360 days)**

SOLD PRICE HISTORY

27 Aug 2021	£735,000
1 Nov 2002	£249,000

* Legal information present on page 10



NO LONGER ADVERTISED SOLD STC

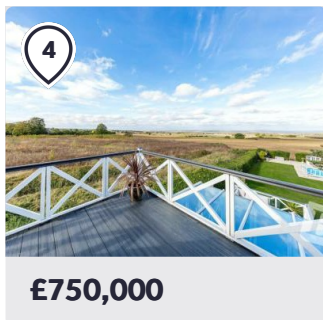
4 bedroom detached house for sale
Warren View, Shorne, Gravesend, DA12

- Freehold detached property
- Four Bedrooms
- Two Bathrooms
- Close to A2/M25
- Mature Garden
- No Forward Chain
- Desired Tranquil & Rural Village Location
- Large Drive With Parking For Three Cars

Marketed from **9 Aug 2021 to 20 Apr 2022 (253 days)**

SOLD PRICE HISTORY

28 Jan 2022 **£750,000**



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale
Walmers Avenue, Higham, Rochester, Kent, ME3

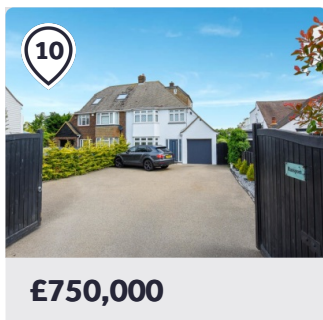
- 1,801 sq.ft of living space
- Amazing field and river views
- Large kitchen/diner
- Utility room
- Four double bedrooms
- Ample parking plus garage
- Two en suites
- Ideal family home

Marketed from **29 Oct 2021 to 22 Mar 2022 (144 days)**

SOLD PRICE HISTORY

15 Mar 2022 **£750,000**

29 Jun 2011 **£367,500**



NO LONGER ADVERTISED

4 bedroom semi-detached house for sale
Gravesend Road, Shorne, Gravesend

- GLORIOUS VIEWS
- BEAUTIFUL INTERIOR
- PRIVATED GATED ENTRANCE
- HIGH SPECIFICATION

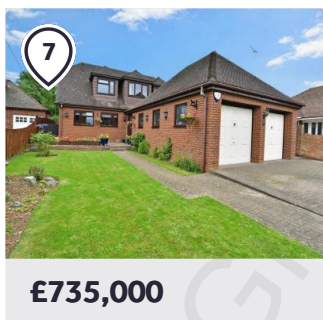
Marketed from **15 May 2022 to 23 Sep 2022 (130 days)**

SOLD PRICE HISTORY

26 Nov 2020 **£510,000**

21 Jul 2017 **£500,000**

12 Feb 1998 **£124,995**



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale
Hollytree Drive, Higham, Rochester, Kent

- Sold by Wards
- A spacious family house in a stunning semi-rural location
- Separate lounge, dining room and conservatory
- Family bathroom and en-suite shower room
- Mature, landscaped rear garden
- Easy access to A2/M2 motorway networks
- EPC energy rating D

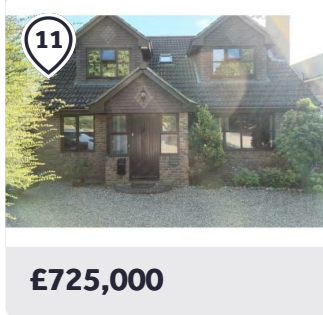
Marketed from **17 Aug 2021 to 2 Feb 2022 (168 days)**

SOLD PRICE HISTORY

1 Feb 2022 **£735,000**

25 Aug 2000 **£280,000**

* Legal information present on page 10

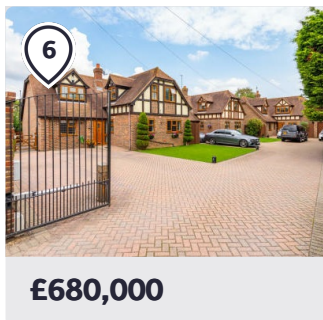


NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale
37 Norah Lane, Higham, ME3

- Village Location
- Detached Home
- Large Gravel Driveway
- Private Road
- Large Private Rear Garden
- Log Burning Stove
- Utility Room
- Study/Office

Marketed from **24 May 2022 to 28 Oct 2022 (157 days)**



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale
Forge Lane, Shorne, Kent. DA12

- DETACHED HOME WITH POTENTIAL TO EXTEND
- FOUR DOUBLE BEDROOMS
- IMMACULATE CONDITION THROUGHOUT
- EAT IN KITCHEN
- SEPARATE DINING ROOM & OFFICE
- LOW MAINTENANCE REAR GARDEN
- PRIVATE & SECURE GATED DEVELOPMENT
- NO CHAIN & MOVE IN READY

Marketed from **18 Aug 2021 to 26 Dec 2022 (494 days)**



NO LONGER ADVERTISED SOLD STC

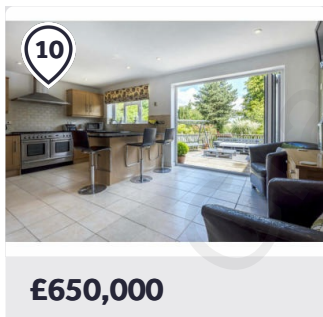
4 bedroom detached house for sale
Green Farm Lane, Shorne, Gravesend, DA12

- Virtual 360 Tour Available
- Large Detached Home
- White Render With Black Features
- Parking For Multiple Cars
- 4 Double Bedrooms, 3 Bathrooms
- 0.16 Acre Plot
- 1.8 Miles From Higham Station
- Kings Cross & St Pancras in 45 minutes

Marketed from **10 Mar 2021 to 11 Nov 2021 (246 days)**

SOLD PRICE HISTORY

5 Jun 2009 **£285,000**



NO LONGER ADVERTISED SOLD STC

4 bedroom semi-detached house for sale
Gravesend Road, Shorne, DA12

- 4 Bedroom family home
- Stunning views over the countryside
- Off road parking for up to 7 cars
- Garage
- Extended Kitchen/diner
- En-suite Bathroom
- No chain

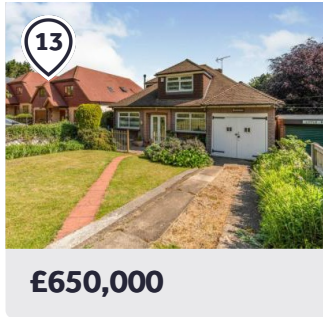
Marketed from **9 Jun 2022 to 27 Oct 2022 (140 days)**

SOLD PRICE HISTORY

5 May 2006 **£275,000**

20 Dec 1996 **£100,000**

* Legal information present on page 10



NO LONGER ADVERTISED SOLD STC

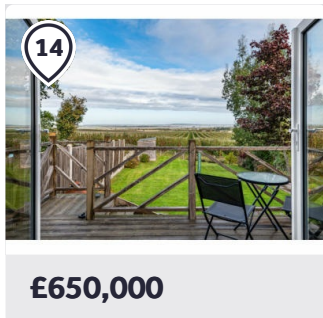
4 bedroom detached house for sale
Gravesend Road, Higham, Rochester, ME3

- Four Double Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- 95Ft Mature Rear Garden
- Garage
- Vacant No Chain
- Beautifully Maintained Throughout
- Popular Village Location

Marketed from 8 Jun 2021 to 18 Dec 2021 (193 days)

SOLD PRICE HISTORY

17 Dec 2021	£630,000
8 Mar 2011	£368,000
8 Nov 1999	£159,695



NO LONGER ADVERTISED

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

- Link detached
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Kitchen diner/breakfast room
- Deceptively Spacious
- Amazing views towards river
- Garage plus ample parking

Marketed from 12 Oct 2022 to 28 Nov 2022 (46 days)

SOLD PRICE HISTORY

30 Aug 1996	£92,000
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CURRENTLY ADVERTISED

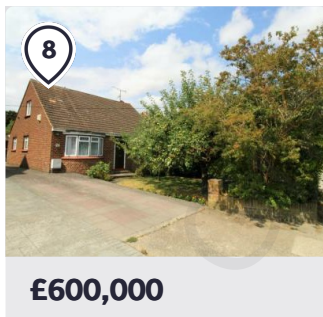
4 bedroom detached bungalow for sale
Walmers Avenue, Higham, ME3

- Link detached
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Kitchen diner/breakfast room
- Deceptively Spacious
- Amazing views towards river
- Garage plus ample parking

Marketed from 13 Jan 2023

SOLD PRICE HISTORY

30 Aug 1996	£92,000
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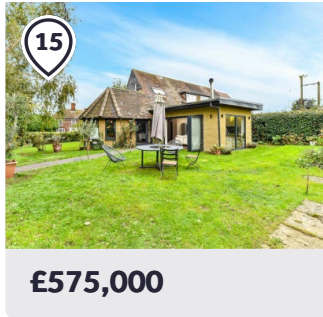
CURRENTLY ADVERTISED

4 bedroom bungalow for sale
Norah Lane, Rochester, ME3

- In need of updating
- Two Reception Rooms
- Four Bedrooms
- Large Garden
- Garage
- Driveway

Marketed from 24 Jul 2022

* Legal information present on page 10



CURRENTLY ADVERTISED **SOLD STC**

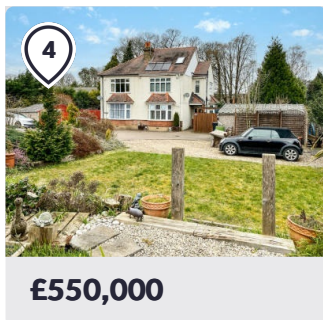
4 bedroom semi-detached house for sale
Church Lane, Chalk, Gravesend, Kent. DA12

- SEMI DETACHED HOME
- THREE/FOUR BEDROOMS
- ULTRA CONTEMPORARY KITCHEN/DINER
- VERSATILE LIVING ACCOMMODATION
- GRAND WRAP AROUND GARDEN
- PANORAMIC FIELD & COUNTRYSIDE VIEWS
- SIZEABLE PRIVATE GATED DRIVE & DOUBLE CAR PORT
- EXTENDED & OVER 1600 SQFT

Marketed from **14 Nov 2022**

SOLD PRICE HISTORY

15 Feb 2019	£435,000
28 Nov 2001	£245,000



NO LONGER ADVERTISED **SOLD STC**

4 bedroom semi-detached house for sale
Gravesend Road, Higham

- Four Double Bedrooms
- En-Suite Shower Room and Family Bathroom
- Conservatory
- Large Wrap-Around Garden
- Double Garage
- Utility Room
- Sought After Village Location
- Set Back From Road

Marketed from **25 Mar 2021 to 31 Aug 2021 (158 days)**

SOLD PRICE HISTORY

9 Dec 2013	£355,000
9 Jun 2011	£335,000
20 Apr 2000	£182,500



NO LONGER ADVERTISED **SOLD STC**

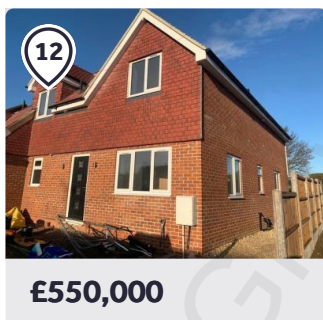
4 bedroom link detached house for sale
Hollands Close, Shorne, Gravesend, Kent, DA12

- OFFERS OVER £550,000 LARGE LUXURY FAMILY HOME W.

Marketed from **8 Nov 2021 to 23 Feb 2022 (106 days)**

SOLD PRICE HISTORY

15 Dec 2000	£172,000
8 Apr 1999	£132,500



NO LONGER ADVERTISED

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

- Double Glazing
- Electric Heating
- High Specification
- Large Rear Gardem
- Own Drive to Front
- Inset Spotlights
- New Carpets to be Laid

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

* Legal information present on page 10

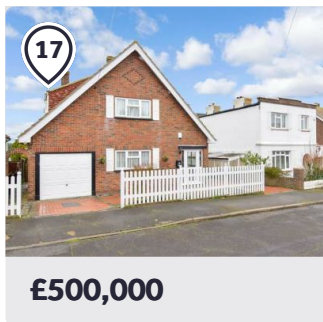


NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale Evergreen Close, Higham, ME3

- Detached Chalet Style House
- Four Bedrooms
- Sought After Location
- Quiet Cul-De-Sac
- Spacious Lounge
- Good Size Kitchen
- Downstairs Toilet
- En-Suite Shower Room

Marketed from 22 Feb 2022 to 17 Oct 2022 (237 days)



NO LONGER ADVERTISED SOLD STC

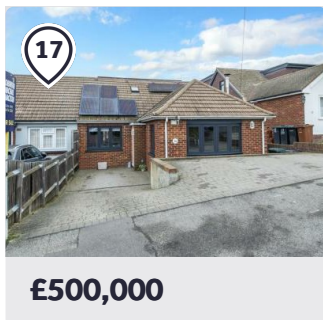
4 bedroom bungalow for sale Burdett Avenue, Lower Shorne, Kent

- Sold by Wards
- Spacious property in the sought after village of Shorne
- Bathroom and en-suite shower room
- Separate lounge, snug and dining area
- A short drive to Higham railway station and motorway lin...
- Breathtaking views of endless farmland
- EPC energy rating D

Marketed from 20 Mar 2021 to 10 Aug 2021 (142 days)

SOLD PRICE HISTORY

6 Aug 2021	£500,000
31 Oct 2012	£340,000
17 Dec 1996	£132,500



CURRENTLY ADVERTISED

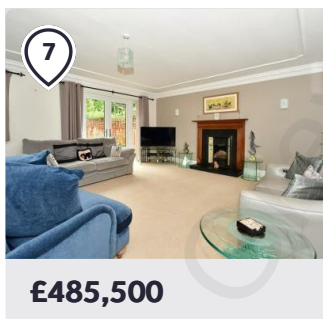
4 bedroom semi-detached house for sale Coutts Avenue, Shorne, Gravesend, Kent, DA12

- Double Glazing
- Gas Central Heating
- Double Bedrooms
- Ground Floor Bathroom
- First Floor Bathroom
- Approx 80' Rear Garden
- River Views from First Floor
- Viewing Recommended

Marketed from 30 Jan 2023

SOLD PRICE HISTORY

11 Dec 2003	£214,000
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NO LONGER ADVERTISED

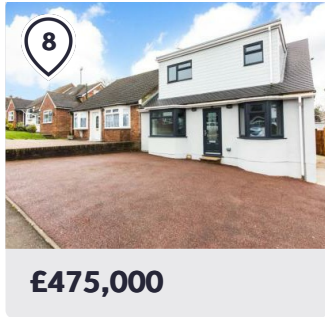
4 bedroom detached house for sale Hollytree Drive, Higham, Rochester, Kent

- 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 spacious family house in a stunning semi-rural location
- Separate lounge, dining room and conservatory
- Family bathroom and en-suite shower room
- Mature, landscaped rear garden

Marketed from 17 Aug 2021 to 1 Sep 2021 (15 days)

SOLD PRICE HISTORY

1 Feb 2022	£735,000
25 Aug 2000	£280,000



NO LONGER ADVERTISED SOLD STC

4 bedroom bungalow for sale
Chilton Drive, Higham, Kent, ME3

- No forward chain
- Fully refurbished
- Sought after village location
- Off road parking
- Walking distance to local amenities
- Low maintenance rear garden

Marketed from 16 Mar 2021 to 6 Jul 2021 (111 days)

SOLD PRICE HISTORY

10 Jun 2021	£480,000

7 Jul 2003	£167,000

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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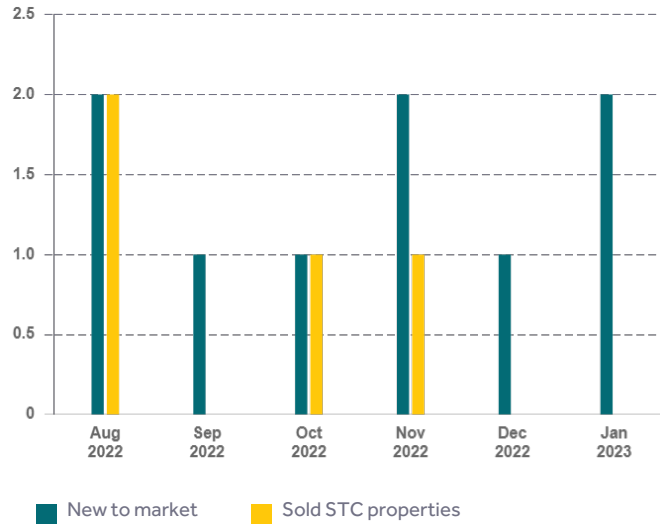
If you have found an error with the data please contact Her Majesty's Land Registry (HMLR) for properties in England and Wales, or the Registers of Scotland for properties in Scotland.

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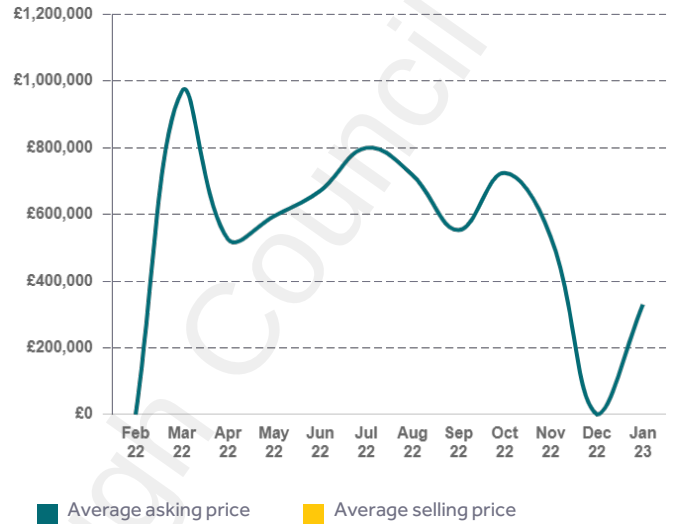
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Market Information



New vs. sold subject to contract (STC) 4 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.