Chilmington Green

Response to Inspector's Query on Sales Values Excluding Jarvis Homes Units

At the Viability formal evidence session of the 24th April the following were stated:

- Mr Wheaton stated that if the Jarvis Homes comparables were removed from the BPC sales evidence the value would fall from £367 per square foot to £356 per square foot
- Mr Leahy indicated that in BPC's view the result of the above would be a fall from £367 per square foot to £362 per square foot.

Mr Wheaton and Mr Leahy have reviewed the reason for the difference above and agreed that this is due to the methodology adopted:

- Mr Wheaton had calculated the <u>median</u> of the comparables excluding Jarvis, this being Quod's preferred approach to large datasets. It is noted that Quod had applied the average (the mean) approach to its own comparables per typology in reaching the rate used in the Quod plot appraisals (CD2/17 Appendix B).
- Mr Leahy had calculated the <u>average</u> (the mean) of the comparables excluding Jarvis as this is the rate used in the BPC plot appraisals.

Appendix A attached indicates the respective calculations with Mr Wheaton's value of £356 per square foot and Mr Leahy's value of £362 per square foot.

| Signed by BPC on behalf | of Ashford Borough Council and Kent Cou | nty Council |
|-------------------------|---|-------------|
| Name | Signature | Date |
| Andrew Leahy | | 05/04/0005 |
| | | 25/04/2025 |
| | | |
| Signed by Quod on beha | lf of the Appellant | |
| Name | Signature | Date |
| Chris Wheaton | | |
| | | 25/4/25 |
| | | |

Appendix A – BPC Sales Value Comparables Incl / Excl Jarvis

| Postal Address | Road Name | Total sqft Sold | £ Total Net | £ per sq ft achieved | Completion | Туре | Developer | HPI at date of Sale | Current HPI per house type | Adjusted £/sqft |
|----------------|---|--------------------|----------------------|--|--------------------------|----------|------------|---------------------|----------------------------------|-------------------------------|
| | 27, Parkland Drive, Kingsnorth, TN23 3TP 29, Parkland Drive, Kingsnorth, TN23 3TP | 1001 1001 | £344,995 £342,995 | £345 £343 | 27/09/2019 27/09/2019 | 1 | BDW BDW | 126.78 126.78 | 1 | £411.58 £409.19 |
| | 1, Discovery Drive, Kingsnorth, TN23 3TR 3, Parkland Crescent, Kingsnorth, TN23 3TQ | 1388 1195 | £449,995 £379,995 | £324 £318 | 25/10/2019 31/10/2019 | 1 | BDW BDW | 127.72 127.72 | | £384.07 £377.01 |
| | 4. Parkland Crescent, Kingsnorth, TN23 3TQ 4. Discovery Drive, Kingsnorth, TN23 3TR | 1195 1194 | £379,995 £379,995 | £318 | 31/10/2019 | Detached | BDW BDW | 127.72 125.89 | 151.4 151.4 | £377.01 £382.44 |
| | 7, Glen View, Chilmington Green, TN23 3UB 7, Glen View, Chilmington Green, TN23 3UB | 797 797 | £269,995 £292,995 | £339 £368 | 26/03/2020 26/03/2020 | Detached | BDW BDW | 125.89 125.89 | | £407.65 £442.37 |
| | 6, Glen View, Chilmington Green, TN23 3UB | 797 797 1194 | £280,000 | £352 | 07/04/2020 | Detached | BDW BDW | 124.62 125.68 | 151.4 151.4 151.4 | £442.37 £427.06 £362.60 |
| | 5, Discovery Drive, Kingsnorth, TN23 3TR 8, Glen View, Chilmington Green, TN23 3UB | 1389 | £359,995 £444,995 | £301 £320 | 10/07/2020 | Detached | BDW | 132.75 | 151.4 | £365.50 |
| | 1, Glen View, Chilmington Green, TN23 3UB 3. Discovery Drive, Kingsnorth, TN23 3TR | 1227 1194 | £375,995 £359,995 | £306 £301 | 29/10/2020 29/10/2020 | Detached | BDW BDW | 132.75 132.75 | 151.4 151.4 | £349.46 £343.29 |
| | 2, Glen View, Chilmington Green, TN23 3UB 3, Glen View, Chilmington Green, TN23 3UB | 797 797 | £284,000 £292,995 | £357 £368 | 26/11/2020 26/11/2020 | 1 | BDW BDW | 133.23 133.23 | 151.4 151.4 | £405.17 £418.00 |
| | 4. Coppice Drive, Chilmington Green, TN23 3UD 4. Glen View, Chilmington Green, TN23 3UB | 1389 797 | £449,995 £269,995 | £324 £339 | 26/11/2020 26/11/2020 | 1 | BDW BDW | 133.23 133.23 | 151.4 151.4 | £368.27 £385.19 |
| | 3, Coppice Drive, Chilmington Green, TN23 3UD 7, Discovery Drive, Kingsnorth, TN23 3TR | 1270 1194 | £380,000 £359,995 | £299 £301 | 27/11/2020 10/12/2020 | 1 | BDW BDW | 133.23 134.5 | 151.4 151.4 | £339.98 £338.82 |
| | 20, Coppice Drive, Chilmington Green, TN23 3UD 8, Discovery Drive, Kingsnorth, TN23 3TR | 1012 1194 | £344,995 £355,000 | £341 £297 | 17/12/2020 17/12/2020 | - | BDW BDW | 134.5 134.5 | 151.4 151.4 | £383.81 £334.32 |
| | 9, Discovery Drive, Kingsnorth, TN23 3TR 1, Coppice Drive, Chilmington Green, TN23 3UD | 1194 1389 | £359,995 £454,995 | £301 £328 | 17/12/2020 22/12/2020 | 1 | BDW BDW | 134.5 134.5 | 151.4 151.4 | £338.82 £368.85 |
| | 2, Coppice Drive, Chilmington Green, TN23 3UD 6, Coppice Drive, Chilmington Green, TN23 3UD | 1227 1270 | £382,995 £399,995 | £312 £315 | 28/01/2021 28/01/2021 | Detached | BDW BDW | 132.2 132.2 | 151.4 151.4 | £357.44 £360.66 |
| | 13, Discovery Drive, Kingsnorth, TN23 3TR | 1194 1194 | £364,995 £359,995 | £305 | 18/02/2021 25/02/2021 | Detached | BDW BDW | 131 | 151.4 151.4 | £352.50 £347.87 |
| | 10. Discovery Drive, Kingsnorth, TN23 3TR 11. Discovery Drive, Kingsnorth, TN23 3TR | 1194 | £359,995 | £301 | 25/02/2021 | Detached | BDW | 131 | 151.4 | £347.87 |
| | 12, Discovery Drive, Kingsnorth, TN23 3TR 10, Marsh Rise, Chilmington Green, TN23 3UF | 1194 1195 | £367,995 £364,995 | £307 £305 | 25/02/2021 25/03/2021 | Detached | BDW | 131 | 151.4 151.4 | £354.81 £353.00 |
| | 4, Marsh Rise, Chilmington Green, TN23.3UF 6, Marsh Rise, Chilmington Green, TN23.3UF | 1195 1195 | £367,995 £367,995 | £308 £308 | 25/03/2021 25/03/2021 | Detached | BDW BDW | 131 131 | 151.4 151.4 | £355.90 £355.90 |
| | 8. Marsh Rise, Chilmington Green, TN23 3UF 14, Discovery Drive, Kingsnorth, TN23 3TR | 1195 1194 | £364,995 £375,995 | £305 £314 | 25/03/2021 29/04/2021 | 1 | BDW BDW | 131 130.9 | 151.4 151.4 | £353.00 £363.17 |
| | 2, Marsh Rise, Chilmington Green, TN23 3UF 16, Discovery Drive, Kingsnorth, TN23 3TR | 1389 1194 | £454,995 £379,995 | £328 £318 | 29/04/2021 30/04/2021 | | BDW BDW | 130.9 130.9 | 151.4 151.4 | £378.87 £367.80 |
| | 14, Marsh Rise, Chilmington Green, TN23 3UF 17, Discovery Drive, Kingsnorth, TN23 3TR | 1012 1194 | £344,995 £379,995 | £341 £318 | 27/05/2021 27/05/2021 | 1 | BDW BDW | 132 132 | 151.4 151.4 | £391.01 £364.74 |
| | 18, Discovery Drive, Kingsnorth, TN23 3TR 19, Discovery Drive, Kingsnorth, TN23 3TR | 1194 1194 | £382,995 £382,995 | £320 £320 | 03/06/2021 | Detached | BDW BDW | 132.5 132.5 | 151.4 151.4 | £365.65 £365.65 |
| | 25, Parkland Drive, Kingsnorth, TN23 3TP | 1389 1582 | £450,000 £499,995 | £324 £316 | 11/06/2021 | Detached | BDW BDW | 132.5 132.5 | 151.4 151.4 | £370.19 £361.13 |
| | 16, Marsh Rise, Chilmington Green, TN23 3UF 20, Discovery Drive, Kingsnorth, TN23 3TR | 1194 | £382,995 | £320 | 30/06/2021 | Detached | BDW | 132.5 | 151.4 | £365.65 |
| | 22, Discovery Drive, Kingsnorth, TN23 3TR 23, Discovery Drive, Kingsnorth, TN23 3TR | 1194 1388 | £382,995 £464,995 | £320 £334 | 30/06/2021 29/07/2021 | Detached | BDW BDW | 132.5 133.3 | | £365.65 £379.35 |
| | 15, Discovery Drive, Kingsnorth, TN23 3TR 5, Parkland Drive, Kingsnorth, TN23 3TP | 1194 1195 | £379,995 £391,245 | £318 £327 | 30/07/2021 17/12/2021 | 1 | BDW BDW | 133.3 142.7 | 151.4 151.4 | £361.18 £347.36 |
| | 3, Parkland Drive, Kingsnorth, TN23 3TP 9, Parkland Drive, Kingsnorth, TN23 3TP | 1195 1195 | £394,995 £394,995 | £331 £331 | 21/12/2021 28/01/2022 | 1 | BDW BDW | 142.7 142.9 | 151.4 151.4 | £350.69 £350.20 |
| | 1, Parkland Drive, Kingsnorth, TN23 3TP 4, Oxbow Court, Chilmington Green, TN23 3UL | 1389 1442 | £484,995 £499,995 | £349 £347 | 31/05/2022 23/06/2022 | 1 | BDW BDW | 147.3 146.3 | 151.4 151.4 | £358.89 £358.82 |
| | 6, Oxbow Court, Chilmington Green, TN23 3UL 5, Oxbow Court, Chilmington Green, TN23 3UL | 1442 1442 | £499,995 £499,995 | £347 £347 | 23/06/2022 30/06/2022 | 1 | BDW BDW | 146.3 146.3 | 151.4 151.4 | £358.82 £358.82 |
| | 9, Oxbow Court, Chilmington Green, TN23 3UL 7. Parkland Drive, Kingsnorth, TN23 3TP | 1442 1195 | £499,995 £394,995 | £347 £331 | 30/06/2022 22/07/2022 | | BDW BDW | 146.3 145.8 | 151.4 151.4 | £358.82 £343.24 |
| | 11, Parkland Drive, Kingsnorth, TN23 3TP 10, Oxbow Court, Chilmington Green, TN23 3UL | 1389 1389 | £499,995 £499,995 | £360 | 15/08/2022 15/09/2022 | Detached | BDW BDW | 145.3 148.6 | 151.4 | £375.08 £366.75 |
| | 12, Fenland Way, Chilmington Green, TN23 3UP | 1539 1012 | £509,995 £355,000 | £331 £351 | 29/09/2022 | Detached | BDW BDW | 148.6 148.6 | 151.4 151.4 | £337.62 £357.40 |
| | 3, Fenland Way, Chilmington Green, TN23 3UP 3, Oxbow Court, Chilmington Green, TN23 3UL | 1442 | £534,995 | £371 | 14/10/2022 | Detached | BDW | 150.7 | 151.4 | £372.73 |
| | 2, Oxbow Court, Chilmington Green, TN23 3UL 14, Fenland Way, Chilmington Green, TN23 3UP | 1442 1389 | £534,995 £499,995 | £371 £360 | 21/10/2022 18/11/2022 | Detached | BDW | 150.7 151 | 151.4 151.4 | £372.73 £360.92 |
| | 1, Fenland Way, Chilmington Green, TN23 3UP 9, Fenland Way, Chilmington Green, TN23 3UP | 1389 1389 | £504,995 £499,995 | £364 £360 | 15/12/2022 15/12/2022 | Detached | BDW BDW | 149.2 149.2 | 151.4 151.4 | £368.93 £365.28 |
| | 1, Oxbow Court, Chilmington Green, TN23 3UL 6, Discovery Drive, Kingsnorth, TN23 3TR | 1442 1194 | £499,995 £380,000 | £347 £318 | 20/01/2023 21/03/2023 | † | BDW BDW | 150.7 151.4 | 151.4 151.4 | £348.35 £318.00 |
| | 10. Fenland Way, Chilmington Green, TN23 3UP 2. Fenland Way, Chilmington Green, TN23 3UP | 1539 1227 | £536,995 £429,995 | £349 £350 | 26/04/2023 28/09/2023 | t | BDW BDW | 148.4 149.8 | 151.4 151.4 | £355.98 £354.19 |
| | 25, Discovery Drive, Kingsnorth, TN23 3TR 26, Discovery Drive, Kingsnorth, TN23 3TR | 1194 1194 | £420,995 £420,995 | £352 £352 | 28/09/2023 28/09/2023 | | BDW BDW | 149.8 149.8 | 151.4 151.4 | £355.76 £355.76 |
| | 28, Discovery Drive, Kingsnorth, TN23 3TR 5, Parkland Crescent, Kingsnorth, TN23 3TQ | 1194 1195 | £420,995 £405,000 | £352 £339 | 28/09/2023 24/10/2023 | | BDW BDW | 149.8 147.8 | 151.4 151.4 | £355.76 £347.22 |
| | 27, Discovery Drive, Kingsnorth, TN23 3TR 24, Discovery Drive, Kingsnorth, TN23 3TR | 1194 1194 | £410,995 £385,000 | £343 £322 | 13/03/2024 28/05/2024 | 1 | BDW BDW | 147.7 146.1 | 151.4 151.4 | £351.59 £333.68 |
| | 8. Fenland Way, Chilmington Green, TN23 3UP 21. Discovery Drive, Kingsnorth, TN23 3TR | 1539 1194 | £530,000 £382,995 | | 27/06/2024 24/06/2021 | Detached | BDW BDW | 146.3 132.5 | 151.4 151.4 | £356.38 £365.65 |
| | 5, Coppice Drive, Chilmington Green, TN23 3UD | 1001 | £309,995 | £310 | 18/09/2020 | Semi-D | BDW BDW | 129.26 | 152.4 152.4 | £365.11 |
| | 7, Coppice Drive, Chilmington Green, TN23 3UD 12, Marsh Rise, Chilmington Green, TN23 3UE | 1195 | £309,995 £364,995 | £305 | 24/09/2020 25/03/2021 | Semi-D | BDW | 129.26 132.3 | 152.4 | £351.84 |
| | 8, Oxbow Court, Chilmington Green, TN23 3UL 7, Oxbow Court, Chilmington Green, TN23 3UL | 969 969 | £319,995 £315,995 | £330 £326 | 24/06/2022 28/07/2022 | Semi-D | BDW BDW | 147.3 147.2 | 152.4 152.4 | £341.67 £337.62 |
| | 5, Fenland Way, Chilmington Green, TN23 3UP 7, Fenland Way, Chilmington Green, TN23 3UP | 1012 969 | £349,995 £359,995 | £346 £372 | 29/09/2022 29/09/2022 | 1 | BDW BDW | 149.7 149.7 | 152.4 152.4 | £352.08 £378.21 |
| | 4, Fenland Way, Chilmington Green, TN23 3UP 6, Fenland Way, Chilmington Green, TN23 3UP | 969 969 | £384,995 £374,995 | £397 £387 | 24/02/2023 24/02/2023 | † | BDW BDW | 152.1 152.1 | 152.4 152.4 | £398.10 £387.76 |
| | 13, Parkland Drive, Kingsnorth, TN23 3TP 15, Parkland Drive, Kingsnorth, TN23 3TP | 1238 1227 | £334,995 £329,995 | £271 £269 | 31/10/2019 13/12/2019 | | BDW BDW | 126.52 124.41 | 150.5 150.5 | £321.88 £325.34 |
| | 17, Parkland Drive, Kingsnorth, TN23 3TP 23, Parkland Drive, Kingsnorth, TN23 3TP | 1238 1238 | £332,995 £332,995 | £269 £269 | 20/12/2019 20/12/2019 | | BDW BDW | 124.41 124.41 | 150.5 150.5 | £325.39 £325.39 |
| | 23, Parkland Drive, Kingsnorth, TN23 3TP 21, Parkland Drive, Kingsnorth, TN23 3TP | 1238 1227 | £332,995 £329,995 | £269 £269 | 20/12/2019 | Terrace | BDW BDW | 124.41 124.71 | 150.5 150.5 | £325.42 £324.56 |
| | 16, Coppice Drive, Chilmington Green, TN23 3UD 18, Coppice Drive, Chilmington Green, TN23 3UD | 1238 1238 | £336,995 £335,995 | £272 £271 | 25/02/2021 25/02/2021 | Terrace | BDW BDW | 131.2 | 150.5 150.5 | £312.29 £311.36 |
| | 14, Coppice Drive, Chilmington Green, TN23 3UD | 1238 | £335,995 | £271 | 26/02/2021 | Terrace | BDW | 131.2 | 150.5 | £311.36 |
| | 8, Coppice Drive, Chilmington Green, TN23 3UD 10, Coppice Drive, Chilmington Green, TN23 3UD | 1238 1238 | £329,995 £336,995 | £267 £272 | 26/02/2021 01/03/2021 | Terrace | BDW BDW | 131.2 132.5 | 150.5 150.5 | £305.80 £309.22 |
| | 12, Coppice Drive, Chilmington Green, TN23.3UD 19, Parkland Drive, Kingsnorth, TN23.3TP | 1238 1238 | £330,000 £362,500 | <u> </u> | 09/03/2021 15/10/2021 | 1 | BDW BDW | 132.5 138.9 | 150.5 150.5 | £302.80 £317.26 |
| | 15, Marsh Rise, Chilmington Green, TN23 3UE 7, Marsh Rise, Chilmington Green, TN23 3UE | 969 969 | £327,995 £319,995 | £338 £330 | 24/06/2022 28/06/2022 | 1 | BDW BDW | 146.6 146.6 | | £347.49 £339.02 |
| | 17, Marsh Rise, Chilmington Green, TN23 3UE 5, Marsh Rise, Chilmington Green, TN23 3UE | 969 969 | £334,995 £325,995 | | 29/06/2022 29/06/2022 | † | BDW BDW | 146.6 146.6 | 1 | £354.91 £345.37 |
| | 19, Marsh Rise, Chilmington Green, TN23 3UF 11, Marsh Rise, Chilmington Green, TN23 3UF | 969 969 | £324,995 £327,995 | 1 | 13/07/2022 18/07/2022 | Terrace | BDW BDW | 146.3 146.3 | 150.5 150.5 | £345.02 £348.21 |
| | 13, Marsh Rise, Chilmington Green, TN23 3UF 23, Marsh Rise, Chilmington Green, TN23 3UF | 969 969 | £324,995 £334,995 | £335 £346 | 26/07/2022 28/07/2022 | Terrace | BDW BDW | 146.3 146.3 | 150.5 150.5 | £345.02 £355.64 |
| S | 27, Marsh Rise, Chilmington Green, TN23 3UF | 969 969 | £337,995 | £349 | 28/07/2022 | Terrace | BDW BDW | 146.3 | 150.5 | £358.82 £343.96 |
| a I | 9, Marsh Rise, Chilmington Green, TN23 3UF 25, Marsh Rise, Chilmington Green, TN23 3UF | 969 | £323,995 £324,995 | £334 £335 | 28/07/2022 | Terrace | BDW | 146.3 146.3 | 150.5 150.5 | £345.02 |
| e | 21, Marsh Rise, Chilmington Green, TN23 3UF 2, Thicket Walk, Chilmington Green, TN23 3UN | 969 969 | £337,995 £359,995 | £349 £372 | 04/08/2022 15/12/2022 | Terrace | BDW BDW | 146 149.4 | 150.5 | £359.56 £374.25 |
| S | 3, Thicket Walk, Chilmington Green, TN23 3UN 1, Thicket Walk, Chilmington Green, TN23 3UN | 969 969 | £364,995 £364,995 | † | 15/12/2022 15/12/2022 | Terrace | BDW BDW | 149.4 149.4 | 150.5 150.5 | £379.45 £379.45 |
| F | 5, Green Mews, Chilmington Green, TN23 8AQ | 818 | £299,995 | 367 | 01/11/2019 | Detached | Hodson | 126.1 | 151.4 | £440.29 |

| 1, Woodland Rise, Chilm | | 818 1109 | £299,995 £399,995 | 367 361 | 01/11/2019 | Detached | Hodson | 126.1 126.1 | 151.4 151.4 | £440 |
|---|---|--------------|----------------------|------------|--|---------------------|------------------|-----------------------|----------------|--------------|
| 11, Meadows Grove, Chil | mington Green, TN23 8AP mington Green, TN23 8AP | 1109 1109 | £430,000 £400,000 | 388 361 | 15/11/2019 29/11/2019 | Detached | Hodson Hodson | 126.1 126.1 | 151.4 151.4 | £465 £433 |
| | . Chilmington Green, TN23 8AN . Chilmington Green, TN23 8AN | 1518 1518 | £499,995 £499,995 | 329 329 | 06/12/2019 13/12/2019 | | Hodson Hodson | 126.71 125.95 | 152.4 151.4 | £396 |
| 5, Green Mews, Chilming 5, Woodland Rise, Chilmi | ton Green, TN23 8AQ ington Green, TN23 8AR | 947 818 | £365,995 £270,000 | 386 330 | 03/01/2020 17/01/2020 | Semi-D Detached | Hodson Hodson | 126.97 126.3 | 152.4 151.4 | £463 £395 |
| | nington Green, TN23 8AR nington Green, TN23 8AR | 1249 990 | £400,000 £355,000 | 320 358 | 03/02/2020 07/02/2020 | | Hodson Hodson | 127.09 127.09 | 152.4 152.4 | £384 £429 |
| | . Chilmington Green, TN23 8AN nington Green, TN23 8AR | 1550 1270 | £518,000 £400,000 | 334 315 | 21/02/2020 21/02/2020 | | Hodson Hodson | 127.09 127.09 | 152.4 152.4 | £400 |
| 3, Green Mews, Chilming 2, Woodland Rise, Chilmi | | 1109 1356 | £410,000 £489,995 | 370 361 | 28/02/2020 03/04/2020 | | Hodson Hodson | 126.62 124.62 | 151.4 151.4 | £442 £438 |
| 3, Woodland Rise, Chilmi | | 1119 1270 | £370,000 £405,000 | 331 319 | 03/04/2020 | Detached | Hodson Hodson | 124.62 124.58 | 151.4 152.4 | £401 |
| 4, Woodland Rise, Chilmi | ington Green, TN23 8AR | 1270 | £415,000 | 327 | 15/05/2020 | Semi-D | Hodson | 125.88 | 152.4 | £395 |
| 18, Woodland Rise, Chiln | nington Green, TN23 8AR nington Green, TN23 8AR | 990 | £330,000 £355,995 | 333 359 | 29/05/2020 02/06/2020 | Semi-D | Hodson | 125.88 125.28 | 152.4 152.4 | £437 |
| | nington Green, TN23 8AR | 990 990 | £345,000 £355,995 | 348 359 | 05/06/2020 24/06/2020 | | Hodson Hodson | 125.28 125.28 | 152.4 152.4 | £423 £437 |
| | nington Green, TN23 8AR nington Green, TN23 8AR | 947 1270 | £345,995 £389,995 | 365 307 | 03/07/2020 07/08/2020 | | Hodson Hodson | 126.53 127.56 | 152.4 152.4 | £439 £366 |
| | nington Green, TN23 8AR Chilmington Green, TN23 8AS | 990 1346 | £335,000 £400,000 | 338 297 | 21/08/2020 25/09/2020 | | Hodson Hodson | 127.56 127.48 | 152.4 150.5 | £404 £350 |
| a, Woodland Rise, Chilmi 1, Green Mews, Chilming | - | 1249 1313 | £385,000 £460,000 | 308 350 | 12/10/2020 16/10/2020 | | Hodson Hodson | 132.07 132.75 | 152.4 151.4 | £35 £39 |
| | nington Green, TN23 8AP mington Green, TN23 8AR | 1346 1270 | £500,000 £382,000 | 372 301 | 16/10/2020 06/11/2020 | | Hodson Hodson | 132.75 132.02 | 151.4 152.4 | £42: £34 |
| 26, Woodland Rise, Chiln | nington Green, TN23 8AR Chilmington Green, TN23 8AN | 1259 1528 | £395,000 £475,000 | 314 311 | 04/12/2020 04/12/2020 | | Hodson Hodson | 133.1 133.1 | 152.4 152.4 | £359 |
| | hilmington Green, TN23 8AW | 1561 1464 | £560,000 £425,000 | 359 290 | 11/12/2020 | Semi-D Detached | Hodson Hodson | 133.1 134.5 | 152.4 151.4 | £41 £32 |
| 12, Woodland Rise, Chiln | nington Green, TN23 8AR | 1259 | £390,000 | 310 | 18/12/2020 | Semi-D | Hodson | 133.1 | 152.4 | £354 |
| 4, Highwood Drive, Chilm | t, Chilmington Green, TN23 8AN hington Green, TN23 8AA | 1528 1378 | £500,000 £399,995 | 327 290 | 18/12/2020 | Semi-D | Hodson | 133.1 133.1 | 152.4 152.4 | £374 |
| | hilmington Green, TN23 8AW | 1259 2196 | £395,000 £695,000 | 314 317 | 12/01/2021 22/01/2021 | Detached | Hodson Hodson | 131.7 132.2 | 152.4 151.4 | £36 |
| 15, Lakeview Gardens, Cl 3, Bayside, Chilmington C | hilmington Green, TN23 8AW Green, TN23 8AX | 1561 1302 | £530,000 £390,000 | 340 299 | 26/01/2021 29/01/2021 | Semi-D | Hodson Hodson | 131.7 131.7 | 152.4 152.4 | £39 £34 |
| I, Bayside, Chilmington C 3, Highwood Drive, Chilm | Green, TN23 8AX nington Green, TN23 8AA | 1302 1378 | £390,000 £397,500 | 299 289 | 05/02/2021 05/02/2021 | | Hodson Hodson | 131.4 131.4 | 152.4 152.4 | £34 £33 |
| | mington Green, TN23 8AA nington Green, TN23 8AR | 1765 1259 | £599,995 £390,000 | 340 310 | 12/02/2021 12/02/2021 | Detached Semi-D | Hodson Hodson | 131 131.4 | 151.4 152.4 | £39 |
| | nington Green, TN23 8AR nington Green, TN23 8AP | 1270 1346 | £375,000 £510,000 | 295 379 | 12/02/2021 19/02/2021 | Semi-D Detached | Hodson Hodson | 131.4 131 | 152.4 151.4 | £34 |
| 3, Meadows Grove, Chilm | nington Green, TN23 8AP Chilmington Green, TN23 8AN | 1346 1528 | £483,000 £487,000 | 359 319 | 26/02/2021 05/03/2021 | Detached | Hodson | 131 | 151.4 152.4 | £41 |
| 1, Oakwood Mews, Chilm | nington Green, TN23 8AZ | 1798 | £565,000 | 314 | 12/03/2021 | Detached | Hodson | 131 | 151.4 | £36 |
| 7, Lakeview Gardens, Ch | nington Green, TN23 8AZ ilmington Green, TN23 8AW | 1798 1346 | £530,000 £415,000 | 295 308 | 19/03/2021 26/03/2021 | Semi-D | Hodson Hodson | 132.3 132.3 | 152.4 152.4 | £35 |
| | lmington Green, TN23 8AT nington Green, TN23 8AP | 1313 2196 | £385,000 £675,000 | 293 307 | 26/03/2021 30/03/2021 | | Hodson Hodson | 132.5 131 | 150.5 151.4 | £35 |
| | nington Green, TN23 8AA Imington Green, TN23 8AT | 1798 1313 | £565,000 £390,000 | 314 297 | 09/04/2021 09/04/2021 | Detached Terrace | Hodson Hodson | 130.9 132.5 | 151.4 150.5 | £30 |
| | nington Green, TN23 8AP Imington Green, TN23 8AT | 1346 1313 | £495,000 £390,000 | 368 297 | 16/04/2021 23/04/2021 | | Hodson Hodson | 130.9 132.5 | 151.4 150.5 | £42 £33 |
| - | t, Chilmington Green, TN23 8AN nington Green, TN23 8AA | 1528 1378 | £485,000 £395,000 | 317 287 | 14/05/2021 14/05/2021 | | Hodson Hodson | 133.1 133.1 | 152.4 152.4 | £36 |
| 3, Bayside, Chilmington (| | 1302 1313 | £395,000 £385,000 | 303 293 | 21/05/2021 26/05/2021 | | Hodson Hodson | 133.4 133.4 | 150.5 150.5 | £34 |
| | t, Chilmington Green, TN23 8AN | 1528 1432 | £485,000 £397,500 | 317 278 | 04/06/2021 | Semi-D | Hodson Hodson | 133.8 | 152.4 152.4 | £36 |
| 12, Highwood Drive, Chil | mington Green, TN23 8AA | 1313 | £435,000 | 331 | 07/06/2021 | Detached | Hodson | 132.5 | 151.4 | £37 |
| | hilmington Green, TN23 8AW | 2196 1561 | £685,000 £540,000 | 312 346 | 25/06/2021 25/06/2021 | Semi-D | Hodson Hodson | 132.5 133.8 | 151.4 152.4 | £35 £39 |
| 7, Hollycroft, Chilmington 3, Lakeview Gardens, Chi | n Green, TN23 8BA ilmington Green, TN23 8AW | 1313 1346 | £385,000 £415,000 | 293 308 | 25/06/2021 25/06/2021 | | Hodson Hodson | 133.8 133.8 | 152.4 152.4 | £35 |
| | hilmington Green, TN23 8AW Chilmington Green, TN23 8AN | 1464 1528 | £507,000 £475,000 | 346 311 | 30/06/2021 30/06/2021 | | Hodson Hodson | 132.5 133.8 | 151.4 152.4 | £39 |
| , Chilmington Avenue, C , Hays Mews, Chilmingto | Chilmington Green, TN23 8AS on Green, TN23 8AY | 1324 1432 | £380,000 £395,000 | 287 276 | 30/06/2021 15/07/2021 | | Hodson Hodson | 134.8 134.9 | 150.5 152.4 | £3: |
| | ilmington Green, TN23 8AW Chilmington Green, TN23 8AS | 1453 1528 | £482,000 £485,000 | 332 317 | 16/07/2021 27/07/2021 | | Hodson Hodson | 133.3 134.9 | 151.4 152.4 | £3: |
| | mington Green, TN23 8AA | 1432 1432 | £425,000 £415,000 | 297 290 | 30/07/2021 06/08/2021 | Detached | Hodson Hodson | 133.3 134.7 | 151.4 151.4 | £3: |
| , Lakeview Gardens, Ch | ilmington Green, TN23 8AW | 1346 | £415,000 | 308 | 06/08/2021 | Semi-D | Hodson | 136.2 | 152.4 | £3- |
| | Chilmington Green, TN23 8AN | 1313 1528 | £403,000 £450,000 | 307 294 | 06/08/2021 06/08/2021 | Semi-D | Hodson | 136.2 136.2 | 152.4 152.4 | £3: |
| _ | Chilmington Green, TN23 8AS | 1259 1324 | £390,000 £385,000 | 310 291 | 06/08/2021 09/08/2021 | Terrace | Hodson Hodson | 136.2 136 | 152.4 150.5 | £3: |
| | .Chilmington Green, TN23 8AN t, Chilmington Green, TN23 8AN | 1528 1528 | £437,000 £437,000 | 286 286 | 11/08/2021 13/08/2021 | | Hodson Hodson | 136.2 136.2 | 152.4 152.4 | £3 |
| , Bayside, Chilmington C , Chilmington Avenue, C | Green, TN23 8AX Chilmington Green, TN23 8AS | 1302 1324 | £395,000 £381,000 | 303 288 | 20/08/2021 27/08/2021 | | Hodson Hodson | 136 136 | 150.5 150.5 | £3 |
| | t, Chilmington Green, TN23 8AN nington Green, TN23 8AA | 1528 1798 | £437,000 £559,000 | 286 311 | 01/09/2021 03/09/2021 | | Hodson Hodson | 138.2 138.2 | 152.4 152.4 | £3: |
| | Chilmington Green, TN23 8AS nington Green, TN23 8AZ | 1528 1453 | £472,000 £499,995 | 309 344 | 09/09/2021 29/09/2021 | | Hodson Hodson | 138.2 136.7 | 152.4 151.4 | £3 |
| , Oakwood Mews, Chilm | t, Chilmington Green, TN23 8AZ | 1313 1604 | £435,000 £499,995 | 331 312 | 30/09/2021 22/10/2021 | Detached | Hodson Hodson | 136.7 140.1 | 151.4 152.4 | £3: |
| , Lakeview Gardens, Chi | ilmington Green, TN23 8AW ilmington Green, TN23 8AW ilmington Green, TN23 8AW | 1313 | £425,000 £496,000 | 324 341 | 28/10/2021 28/10/2021 23/11/2021 | Detached | Hodson | 140.1 140 141.8 | 151.4 151.4 | £3. |
| , Bayside, Chilmington (| Green, TN23 8AX | 1302 | £390,000 | 299 | 07/12/2021 | Terrace | Hodson Hodson | 140 | 150.5 | £3 |
| , Hollycroft, Chilmington 1, Hollycroft, Chilmington | on Green, TN238BA | 1830 1830 | £600,000 £550,000 | 328 301 | 07/12/2021 13/12/2021 | Terrace | Hodson | 140 | 150.5 150.5 | £3 |
| | t, Chilmington Green, TN23 8AN nington Green, TN23 8AA | 1604 1378 | £470,000 £400,000 | 293 290 | 14/01/2022 28/01/2022 | Semi-D | Hodson Hodson | 142.6 142.6 | 152.4 152.4 | £3: |
| 3, Hollycroft, Chilmingto 6, Lakeview Gardens, C | on Green, TN23 8BA hilmington Green, TN23 8AW | 1830 1561 | £580,000 £494,995 | 317 317 | 25/02/2022 01/03/2022 | | Hodson Hodson | 141.9 144.5 | 150.5 152.4 | £3 |
| | nington Green, TN23 8AR ilmington Green, TN23 8AW | 990 1453 | £375,000 £495,000 | 379 341 | 25/03/2022 08/04/2022 | | Hodson Hodson | 144.5 145.3 | 152.4 151.4 | £3 |
| , Hollycroft, Chilmingtor 2, Hollycroft, Chilmingto | n Green, TN23 8BA | 1830 1830 | £570,000 £575,000 | 311 314 | | Terrace | Hodson Hodson | 144.4 144.4 | 150.5 150.5 | £3: |
| 7, Lakeview Gardens, C | hilmington Green, TN23 8AW | 1561 | £525,000 | 336 314 | 27/05/2022 | Semi-D | Hodson | 148 | 152.4 | £3. |
| | Chilmington Green, TN23 8AN | 1830 1550 | £575,000 £440,000 | 284 | 17/11/2022 | Semi-D | Hodson | 146.6 151.7 | 150.5 152.4 | £2 |
| 4, Highwood Drive, Chil | nington Green, TN23 8AR mington Green, TN23 8AA | 947 1464 | £385,000 £550,000 | 406 376 | 14/03/2023 27/04/2023 | Detached | Hodson Hodson | 151.4 148.4 | 152.4 151.4 | £4 £3 |
| a, Hollycroft, Chilmingto 2, Highwood Drive, Chil | on Green, TN23 8BA mington Green, TN23 8AA | 840 1421 | £350,000 £455,000 | 417 320 | 06/06/2023 13/06/2023 | | Hodson Hodson | 148.2 148.2 | 151.4 151.4 | £4 £3 |
| , Hollycroft, Chilmington O, Highwood Drive, Chil | n Green, TN23 8BA mington Green, TN23 8AA | 1302 753 | £465,000 £310,000 | 357 411 | 22/06/2023 27/06/2023 | | Hodson Hodson | 148.2 135.7 | 151.4 134 | £3 £4 |
| | mington Green, TN23 8AA mington Green, TN23 8AA | 1679 1421 | £575,000 £480,000 | 342 338 | 04/08/2023 02/11/2023 | | Hodson Hodson | 149 146.9 | 152.4 151.4 | £3. |
| | mington Green, TN23 8AA | 1464 | £480,000 | 328 | 07/11/2023 | | Hodson | 146 | 150.5 | £3 |

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| | 5, Hollycroft, Chilmington Green, TN23 8BA | 1421 | £465,000 32 | 27 | 16/02/2024 Terra | ace Ho | odson | 146.6 | 150.5 | £335.98 | I | |
|---|---|--------------|----------------------------|----|-------------------|-----------|-------|----------------|----------------|--------------------|--|---------|
| | 2, Hays Mews, Chilmington Green, TN23 8AY | 1302 | £460,000 35 | 53 | 16/05/2024 Detail | ached Ho | odson | 146.1 | 151.4 | £365.99 | | |
| | 30, Highwood Drive, Chilmington Green, TN23 8AA | 1421 | £470,000 33 | | 24/05/2024 Detail | | odson | 146.1 | 151.4 | £342.79 | | |
| | 16, Highwood Drive, Chilmington Green, TN23 8AA | 1679 | £560,000 33 | 33 | 14/06/2024 Semi | ni-D Ho | odson | 148.2 | 152.4 | £342.95 | | |
| | 7, Oakwood Mews, Chilmington Green, TN23 8AZ | 1421 | £439,950 31 | 10 | 02/08/2024 Terra | ace Ho | odson | 151.1 | 150.5 | £308.41 | | |
| | 57, Highwood Drive, Chilmington Green, TN23 8AA | 840 | £350,000 41 | 17 | 27/09/2024 Semi | ni-D Ho | odson | 154.5 | 152.4 | £411.20 | Median of Sales Excluding Jarvis | £355.90 |
| | 7. Woodland Rise, Chilmington Green, TN23 8AR | 1249 | £375,000 30 | 00 | 27/09/2024 Semi | ni-D Ho | odson | 154.5 | 152.4 | £296.25 | Average (Mean) of Sales Excluding Jarvis | £361.57 |
| | 6, Herders Lane, Chilmington Green, TN23 8AD | 1722 | £639,000 37 | 71 | 25/06/2021 Detail | ached Ja | ırvis | 132.5 | 151.4 | £424.01 | · | |
| | 5. Herders Lane. Chilmington Green, TN23 8AD | 1722 | £639,000 37 | | 28/06/2021 Detail | | irvis | 132.5 | 151.4 | £424.01 | 1 | |
| | 3, Herders Lane, Chilmington Green, TN23 8AD | 1518 | £584,000 38 | | 29/06/2021 Detail | | ırvis | 132.5 | 151.4 | £439.59 | 1 | |
| | 4, Herders Lane, Chilmington Green, TN23 8AD | 1658 | £629,000 37 | 79 | 30/06/2021 Detail | ached Ja | ırvis | 132.5 | 151.4 | £433.49 | | |
| | 1, Herders Lane, Chilmington Green, TN23 8AD | 1658 | £635,314 38 | 33 | 12/08/2021 Detail | ached Ja | ırvis | 134.7 | 151.4 | £430.69 | | |
| | 17, Cowslip Court, Chilmington Green, TN23 8AG | 2088 | £775,000 37 | 71 | 01/11/2021 Detail | ached Ja | ırvis | 141.8 | 151.4 | £396.30 | 1 | |
| | 1, Hoggs Drive, Chilmington Green, TN23 8AJ | 1657 | £659,000 39 | 98 | 01/12/2021 Detail | ached Ja | ırvis | 142.7 | 151.4 | £421.95 | | |
| | 2, Bull Bridge Way, Chilmington Green, TN23 8AH | 1722 | £669,000 £38 | 88 | 03/12/2021 Detail | ached Ja | ırvis | 142.7 | 151.4 | £411.66 | | |
| | 4, Bull Bridge Way, Chilmington Green, TN23 8AH | 1657 | £629,000 £3 | 79 | 14/04/2022 Detail | ached Ja | irvis | 145.3 | 151.4 | £394.91 | 1 | |
| | 1, Ram Crescent, Chilmington Green, TN23 8AE | 1432 | £530,000 37 | 70 | 29/04/2022 Semi | ni-D Jai | ırvis | 145.8 | 152.4 | £386.87 | | |
| | 2, Ram Crescent, Chilmington Green, TN23 8AE | 1432 | £545,000 38 | 31 | 04/05/2022 Detail | ached Ja | ırvis | 147.3 | 151.4 | £391.18 | | |
| | 10, Bull Bridge Way, Chilmington Green, TN23 8AH | 1657 | £639,000 £38 | 85 | 09/12/2022 Detail | ached Ja | ırvis | 149.2 | 151.4 | £390.68 | | |
| | 21, Bull Bridge Way, Chilmington Green, TN23 8AH | 1722 | £675,000 £39 | 91 | 31/01/2023 Detail | ached Ja | ırvis | 150.7 | 151.4 | £392.82 | | |
| | 8, Bull Bridge Way, Chilmington Green, TN23 8AH | 2131 | £799,000 £3 | 74 | 27/02/2023 Detail | ached Ja | ırvis | 151.6 | 151.4 | £373.51 | | |
| | 19, Bull Bridge Way, Chilmington Green, TN23 8AH | 1614 | £599,000 £3 | 70 | 24/03/2023 Detail | ached Ja | ırvis | 151.4 | 151.4 | £370.00 | | |
| | 9, Cowslip Court, Chilmington Green, TN23 8AG | 1668 | £649,000 38 | 39 | 24/03/2023 Semi | ni-D Jai | ırvis | 151.4 | 152.4 | £391.66 | | |
| | 6, Cowslip Court, Chilmington Green, TN23 8AG | 2121 | £799,000 37 | 77 | 14/04/2023 Detail | ached Ja | ırvis | 148.4 | 151.4 | £384.32 | | |
| | 17, Bull Bridge Way, Chilmington Green, TN23 8AH | 1431 | £529,000 £30 | 69 | 28/04/2023 Semi | ni-D Jai | ırvis | 148.2 | 152.4 | £379.46 | | |
| , | 5, Cowslip Court, Chilmington Green, TN23 8AG | 1701 | £644,000 37 | 79 | 10/05/2023 Detail | ached Ja | ırvis | 148.8 | 151.4 | £385.22 | | |
| а | 13, Cowslip Court, Chilmington Green, TN23 8AG | 1528 | £749,000 49 | 90 | 10/07/2023 Detail | ached Ja | ırvis | 148.6 | 151.4 | £499.42 | | |
| r | 3, Cowslip Court, Chilmington Green, TN23 8AG | 2088 | £770,000 36 | 69 | 04/08/2023 Detail | ached Ja | irvis | 147.9 | 151.4 | £377.50 | | |
| V | 18, Bull Bridge Way, Chilmington Green, TN23 8AH | 1722 | £679,000 £38 | 94 | 21/08/2023 Detail | ached Ja | ırvis | 147.9 | 151.4 | £403.32 | | |
| i | 20, Bull Bridge Way, Chilmington Green, TN23 8AH | 1786 | £669,000 £3 | 74 | 01/09/2023 Detail | ached Ja | ırvis | 149.8 | 151.4 | £377.99 | | |
| s | 8, Cowslip Court, Chilmington Green, TN23 8AG | 2131 | £800,000 37 | 75 | 04/09/2023 Detail | ached Ja | ırvis | 149.8 | 151.4 | £379.42 | | |
| | 22, Bull Bridge Way, Chilmington Green, TN23 8AH | 1711 | £649,000 £3 | | 15/09/2023 Detail | | ırvis | 149.8 | 151.4 | £383.05 | | |
| | 14, Bull Bridge Way, Chilmington Green, TN23 8AH | 1679 | £647,500 £38 | | 04/10/2023 Detail | ached Ja | ırvis | 147.8 | 151.4 | £394.38 | | |
| | 16, Bull Bridge Way, Chilmington Green, TN23 8AH | 1679 | £655,000 £38 | | 20/10/2023 Detail | | irvis | 147.8 | 151.4 | £399.50 | | |
| | 26, Bull Bridge Way, Chilmington Green, TN23 8AH | 1506 | £526,000 £34 | _ | 24/10/2023 Semi | | ırvis | 148.9 | 152.4 | £357.20 | | |
| | 15, Bull Bridge Way, Chilmington Green, TN23 8AH | 1431 | £520,000 £30 | | 03/11/2023 Semi | | ırvis | 147.8 | 152.4 | £374.30 | | |
| | 6, Chilmington Green Lane, Chilmington Green, TN23 8AL | 1680 | £650,000 38 | _ | 10/11/2023 Detai | | irvis | 146.9 | 151.4 | £398.76 | | |
| | 24, Bull Bridge Way, Chilmington Green, TN23 8AH | 1496 | £559,000 £33 | | 24/11/2023 Semi | | irvis | 147.8 | 152.4 | £384.61 | | |
| | 11, Hoggs Drive, Chilmington Green, TN23 8AJ | 1679 | £649,000 38 | | 06/12/2023 Detail | | irvis | 145.5 | 151.4 | £402.21 | ł | |
| | 25, Bull Bridge Way, Chilmington Green, TN23 8AH | 1722 | £675,000 £39 | | 15/12/2023 Detac | | irvis | 145.5 | 151.4 | £406.85 | 1 | |
| | 4, Chilmington Green Lane, Chilmington Green, TN23 8AL | 1680 | £655,000 39 | _ | 28/03/2024 Detail | | irvis | 147.7 | 151.4 | £399.65 | 1 | |
| | 13, Hoggs Drive, Chilmington Green, TN23 8AJ | 1679 | £669,000 39 | | 03/05/2024 Detail | | irvis | 146.1 | 151.4 | £412.91 | 1 | |
| | 27, Bull Bridge Way, Chilmington Green, TN23 8AH | 1722 | £662,500 £38 | | 03/05/2024 Detail | | irvis | 146.1 | 151.4 | £397.93 | 1 | |
| | 29, Bull Bridge Way, Chilmington Green, TN23 8AH | 1636 | £600,000 £36 | - | 21/05/2024 Detail | | irvis | 146.1 | 151.4 | £379.28 | | |
| | 9, Hoggs Drive, Chilmington Green, TN23 8AJ | 1679 | £655,000 39 | | 31/05/2024 Detail | | ırvis | 146.1 | 151.4 | £404.27 | 1 | |
| | 10, Hoggs Drive, Chilmington Green, TN23 8AI | 1679 2207 | £665,000 39 £770,000 34 | | 05/06/2024 Detail | | irvis | 146.3 149.5 | 151.4 151.4 | £409.88 £353.32 | 1 | |
| | 4, Cowslip Court, Chilmington Green, TN23 8AG | 1981 | -, | - | 19/07/2024 Detail | | irvis | | | | Modian of Sales Including Jarvie | 0264.40 |
| | 10, Chilmington Green Lane, Chilmington Green, TN23 8AL | 2109 | £825,000 41 | | 05/09/2024 Detail | | irvis | 153.5 | 151.4 | £410.76 | Median of Sales <u>Including</u> Jarvis Average (Mean) of Sales <u>Including</u> Jarvis | £361.16 |
| | 28, Bull Bridge Way, Chilmington Green, TN23 8AH | 2109 | £799,000 £3 | /४ | 13/09/2024 Detail | acned Jai | ırvis | 153.5 | 151.4 | £372.83 | Average (Fleari) of Sales <u>including</u> Jaivis | £366.98 |