

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 median 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 average (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 County Council

Name	Signature	Date
Andrew Leahy		25/04/2025

Signed by Quod on behalf 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	Type	Developer	HPI at date of Sale per house type	Current HPI per house type	Adjusted £/sqft
	27, Parkland Drive, Kingsnorth, TN23 3TP	1001	£344,995	£345	27/09/2019	Detached	BDW	126.78	151.4	£411.58
	29, Parkland Drive, Kingsnorth, TN23 3TP	1001	£342,995	£343	27/09/2019	Detached	BDW	126.78	151.4	£409.19
	1, Discovery Drive, Kingsnorth, TN23 3TR	1388	£449,995	£324	25/10/2019	Detached	BDW	127.72	151.4	£384.07
	3, Parkland Crescent, Kingsnorth, TN23 3TQ	1195	£379,995	£318	31/10/2019	Detached	BDW	127.72	151.4	£377.01
	4, Parkland Crescent, Kingsnorth, TN23 3TQ	1195	£379,995	£318	31/10/2019	Detached	BDW	127.72	151.4	£377.01
	4, Discovery Drive, Kingsnorth, TN23 3TR	1194	£379,995	£318	26/03/2020	Detached	BDW	125.89	151.4	£382.44
	5, Glen View, Chilmington Green, TN23 3UB	797	£269,995	£339	26/03/2020	Detached	BDW	125.89	151.4	£407.65
	7, Glen View, Chilmington Green, TN23 3UB	797	£292,995	£368	26/03/2020	Detached	BDW	125.89	151.4	£442.37
	6, Glen View, Chilmington Green, TN23 3UB	797	£280,000	£352	07/04/2020	Detached	BDW	124.62	151.4	£427.06
	5, Discovery Drive, Kingsnorth, TN23 3TR	1194	£359,995	£301	10/07/2020	Detached	BDW	125.68	151.4	£362.60
	8, Glen View, Chilmington Green, TN23 3UB	1389	£444,995	£320	22/10/2020	Detached	BDW	132.75	151.4	£365.50
	1, Glen View, Chilmington Green, TN23 3UB	1227	£375,995	£306	29/10/2020	Detached	BDW	132.75	151.4	£349.46
	3, Discovery Drive, Kingsnorth, TN23 3TR	1194	£359,995	£301	29/10/2020	Detached	BDW	132.75	151.4	£343.29
	2, Glen View, Chilmington Green, TN23 3UB	797	£284,000	£357	26/11/2020	Detached	BDW	133.23	151.4	£405.17
	3, Glen View, Chilmington Green, TN23 3UB	797	£292,995	£368	26/11/2020	Detached	BDW	133.23	151.4	£418.00
	4, Coppice Drive, Chilmington Green, TN23 3UD	1389	£449,995	£324	26/11/2020	Detached	BDW	133.23	151.4	£368.27
	4, Glen View, Chilmington Green, TN23 3UB	797	£269,995	£339	26/11/2020	Detached	BDW	133.23	151.4	£385.19
	3, Coppice Drive, Chilmington Green, TN23 3UD	1270	£380,000	£299	27/11/2020	Detached	BDW	133.23	151.4	£339.98
	7, Discovery Drive, Kingsnorth, TN23 3TR	1194	£359,995	£301	10/12/2020	Detached	BDW	134.5	151.4	£338.82
	20, Coppice Drive, Chilmington Green, TN23 3UD	1012	£344,995	£341	17/12/2020	Detached	BDW	134.5	151.4	£383.81
	8, Discovery Drive, Kingsnorth, TN23 3TR	1194	£355,000	£297	17/12/2020	Detached	BDW	134.5	151.4	£334.32
	9, Discovery Drive, Kingsnorth, TN23 3TR	1194	£359,995	£301	17/12/2020	Detached	BDW	134.5	151.4	£338.82
	1, Coppice Drive, Chilmington Green, TN23 3UD	1389	£454,995	£328	22/12/2020	Detached	BDW	134.5	151.4	£368.85
	2, Coppice Drive, Chilmington Green, TN23 3UD	1227	£382,995	£312	28/01/2021	Detached	BDW	132.2	151.4	£357.44
	6, Coppice Drive, Chilmington Green, TN23 3UD	1270	£399,995	£315	28/01/2021	Detached	BDW	132.2	151.4	£360.66
	13, Discovery Drive, Kingsnorth, TN23 3TR	1194	£364,995	£305	18/02/2021	Detached	BDW	131	151.4	£352.50
	10, Discovery Drive, Kingsnorth, TN23 3TR	1194	£359,995	£301	25/02/2021	Detached	BDW	131	151.4	£347.87
	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	1194	£367,995	£307	25/02/2021	Detached	BDW	131	151.4	£354.81
	10, Marsh Rise, Chilmington Green, TN23 3UF	1195	£364,995	£305	25/03/2021	Detached	BDW	131	151.4	£353.00
	4, Marsh Rise, Chilmington Green, TN23 3UF	1195	£367,995	£308	25/03/2021	Detached	BDW	131	151.4	£355.90
	6, Marsh Rise, Chilmington Green, TN23 3UF	1195	£367,995	£308	25/03/2021	Detached	BDW	131	151.4	£355.90
	8, Marsh Rise, Chilmington Green, TN23 3UF	1195	£364,995	£305	25/03/2021	Detached	BDW	131	151.4	£353.00
	14, Discovery Drive, Kingsnorth, TN23 3TR	1194	£375,995	£314	29/04/2021	Detached	BDW	130.9	151.4	£363.17
	2, Marsh Rise, Chilmington Green, TN23 3UF	1389	£454,995	£328	29/04/2021	Detached	BDW	130.9	151.4	£378.87
	16, Discovery Drive, Kingsnorth, TN23 3TR	1194	£379,995	£318	30/04/2021	Detached	BDW	130.9	151.4	£367.80
	14, Marsh Rise, Chilmington Green, TN23 3UF	1012	£344,995	£341	27/05/2021	Detached	BDW	132	151.4	£391.01
	17, Discovery Drive, Kingsnorth, TN23 3TR	1194	£379,995	£318	27/05/2021	Detached	BDW	132	151.4	£364.74
	18, Discovery Drive, Kingsnorth, TN23 3TR	1194	£382,995	£320	03/06/2021	Detached	BDW	132.5	151.4	£365.65
	19, Discovery Drive, Kingsnorth, TN23 3TR	1194	£382,995	£320	03/06/2021	Detached	BDW	132.5	151.4	£365.65
	25, Parkland Drive, Kingsnorth, TN23 3TP	1389	£450,000	£324	11/06/2021	Detached	BDW	132.5	151.4	£370.19
	16, Marsh Rise, Chilmington Green, TN23 3UF	1582	£499,995	£316	24/06/2021	Detached	BDW	132.5	151.4	£361.13
	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	1194	£382,995	£320	30/06/2021	Detached	BDW	132.5	151.4	£365.65
	23, Discovery Drive, Kingsnorth, TN23 3TR	1388	£464,995	£334	29/07/2021	Detached	BDW	133.3	151.4	£379.35
	15, Discovery Drive, Kingsnorth, TN23 3TR	1194	£379,995	£318	30/07/2021	Detached	BDW	133.3	151.4	£361.18
	5, Parkland Drive, Kingsnorth, TN23 3TP	1195	£391,245	£327	17/12/2021	Detached	BDW	142.7	151.4	£347.36
	3, Parkland Drive, Kingsnorth, TN23 3TP	1195	£394,995	£331	21/12/2021	Detached	BDW	142.7	151.4	£350.69
	9, Parkland Drive, Kingsnorth, TN23 3TP	1195	£394,995	£331	28/01/2022	Detached	BDW	142.9	151.4	£350.20
	1, Parkland Drive, Kingsnorth, TN23 3TP	1389	£484,995	£349	31/05/2022	Detached	BDW	147.3	151.4	£358.89
	4, Oxbow Court, Chilmington Green, TN23 3UL	1442	£499,995	£347	23/06/2022	Detached	BDW	146.3	151.4	£358.82
	6, Oxbow Court, Chilmington Green, TN23 3UL	1442	£499,995	£347	23/06/2022	Detached	BDW	146.3	151.4	£358.82
	5, Oxbow Court, Chilmington Green, TN23 3UL	1442	£499,995	£347	30/06/2022	Detached	BDW	146.3	151.4	£358.82
	9, Oxbow Court, Chilmington Green, TN23 3UL	1442	£499,995	£347	30/06/2022	Detached	BDW	146.3	151.4	£358.82
	7, Parkland Drive, Kingsnorth, TN23 3TP	1195	£394,995	£331	22/07/2022	Detached	BDW	145.8	151.4	£343.24
	11, Parkland Drive, Kingsnorth, TN23 3TP	1389	£499,995	£360	15/08/2022	Detached	BDW	145.3	151.4	£375.08
	10, Oxbow Court, Chilmington Green, TN23 3UL	1389	£499,995	£360	15/09/2022	Detached	BDW	148.6	151.4	£366.75
	12, Fenland Way, Chilmington Green, TN23 3UP	1539	£509,995	£331	29/09/2022	Detached	BDW	148.6	151.4	£337.62
	3, Fenland Way, Chilmington Green, TN23 3UP	1012	£355,000	£351	29/09/2022	Detached	BDW	148.6	151.4	£357.40
	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	1442	£534,995	£371	21/10/2022	Detached	BDW	150.7	151.4	£372.73
	14, Fenland Way, Chilmington Green, TN23 3UP	1389	£499,995	£360	18/11/2022	Detached	BDW	151	151.4	£360.92
	1, Fenland Way, Chilmington Green, TN23 3UP	1389	£504,995	£364	15/12/2022	Detached	BDW	149.2	151.4	£368.93
	9, Fenland Way, Chilmington Green, TN23 3UP	1389	£499,995	£360	15/12/2022	Detached	BDW	149.2	151.4	£365.28
	1, Oxbow Court, Chilmington Green, TN23 3UL	1442	£499,995	£347	20/01/2023	Detached	BDW	150.7	151.4	£348.35
	6, Discovery Drive, Kingsnorth, TN23 3TR	1194	£380,000	£318	21/03/2023	Detached	BDW	151.4	151.4	£318.00
	10, Fenland Way, Chilmington Green, TN23 3UP	1539	£536,995	£349	26/04/2023	Detached	BDW	148.4	151.4	£355.98
	2, Fenland Way, Chilmington Green, TN23 3UP	1227	£429,995	£350	28/09/2023	Detached	BDW	149.8	151.4	£354.19
	25, Discovery Drive, Kingsnorth, TN23 3TR	1194	£420,995	£352	28/09/2023	Detached	BDW	149.8	151.4	£355.76
	26, Discovery Drive, Kingsnorth, TN23 3TR	1194	£420,995	£352	28/09/2023	Detached	BDW	149.8	151.4	£355.76
	28, Discovery Drive, Kingsnorth, TN23 3TR	1194	£420,995	£352	28/09/2023	Detached	BDW	149.8	151.4	£355.76
	5, Parkland Crescent, Kingsnorth, TN23 3TQ	1195	£405,000	£339	24/10/2023	Detached	BDW	147.8	151.4	£347.22
	27, Discovery Drive, Kingsnorth, TN23 3TR	1194	£410,995	£343	13/03/2024	Detached	BDW	147.7	151.4	£351.59
	24, Discovery Drive, Kingsnorth, TN23 3TR	1194	£385,000	£322	28/05/2024	Detached	BDW	146.1	151.4	£333.68
	8, Fenland Way, Chilmington Green, TN23 3UP	1539	£530,000	£344	27/06/2024	Detached	BDW	146.3	151.4	£356.38
	21, Discovery Drive, Kingsnorth, TN23 3TR	1194	£382,995	£320	24/06/2021	Detached	BDW	132.5		

Excelington Jarvis

7. Green Mews, Chilmington Green, TN23 8AQ	818	£299,995	367	01/11/2019	Detached	Hodson	126.1	151.4	£440.29
1. Woodland Rise, Chilmington Green, TN23 8AR	1109	£399,995	361	08/11/2019	Detached	Hodson	126.1	151.4	£433.17
13. Meadows Grove, Chilmington Green, TN23 8AP	1109	£430,000	388	15/11/2019	Detached	Hodson	126.1	151.4	£465.66
11. Meadows Grove, Chilmington Green, TN23 8AP	1109	£400,000	361	29/11/2019	Detached	Hodson	126.1	151.4	£433.17
2. Chilmington Crescent, Chilmington Green, TN23 8AN	1518	£499,995	329	06/12/2019	Semi-D	Hodson	126.71	152.4	£396.23
5. Chilmington Crescent, Chilmington Green, TN23 8AN	1518	£499,995	329	13/12/2019	Detached	Hodson	125.95	151.4	£396.00
6. Green Mews, Chilmington Green, TN23 8AQ	947	£365,995	386	03/01/2020	Semi-D	Hodson	126.97	152.4	£463.77
5. Woodland Rise, Chilmington Green, TN23 8AR	818	£270,000	330	17/01/2020	Detached	Hodson	126.3	151.4	£395.64
15. Woodland Rise, Chilmington Green, TN23 8AR	1249	£400,000	320	03/02/2020	Semi-D	Hodson	127.09	152.4	£384.15
16. Woodland Rise, Chilmington Green, TN23 8AR	990	£355,000	358	07/02/2020	Semi-D	Hodson	127.09	152.4	£429.87
1. Chilmington Crescent, Chilmington Green, TN23 8AN	1550	£518,000	334	21/02/2020	Semi-D	Hodson	127.09	152.4	£400.74
14. Woodland Rise, Chilmington Green, TN23 8AR	1270	£400,000	315	21/02/2020	Semi-D	Hodson	127.09	152.4	£377.64
3. Green Mews, Chilmington Green, TN23 8AQ	1109	£410,000	370	28/02/2020	Detached	Hodson	126.62	151.4	£442.18
2. Woodland Rise, Chilmington Green, TN23 8AR	1356	£489,995	361	03/04/2020	Detached	Hodson	124.62	151.4	£438.92
3. Woodland Rise, Chilmington Green, TN23 8AR	1119	£370,000	331	03/04/2020	Detached	Hodson	124.62	151.4	£401.54
24. Woodland Rise, Chilmington Green, TN23 8AR	1270	£405,000	319	03/04/2020	Semi-D	Hodson	124.58	152.4	£390.06
4. Woodland Rise, Chilmington Green, TN23 8AR	1270	£415,000	327	15/05/2020	Semi-D	Hodson	125.88	152.4	£395.57
19. Woodland Rise, Chilmington Green, TN23 8AR	990	£330,000	333	29/05/2020	Semi-D	Hodson	125.88	152.4	£403.44
18. Woodland Rise, Chilmington Green, TN23 8AR	990	£355,995	359	02/06/2020	Semi-D	Hodson	125.28	152.4	£437.31
4. Green Mews, Chilmington Green, TN23 8AQ	990	£345,000	348	05/06/2020	Semi-D	Hodson	125.28	152.4	£423.80
22. Woodland Rise, Chilmington Green, TN23 8AR	990	£355,995	359	24/06/2020	Semi-D	Hodson	125.28	152.4	£437.31
13. Woodland Rise, Chilmington Green, TN23 8AR	947	£345,995	365	03/07/2020	Semi-D	Hodson	126.53	152.4	£439.95
17. Woodland Rise, Chilmington Green, TN23 8AR	1270	£389,995	307	07/08/2020	Semi-D	Hodson	127.56	152.4	£366.84
21. Woodland Rise, Chilmington Green, TN23 8AR	990	£335,000	338	21/08/2020	Semi-D	Hodson	127.56	152.4	£404.16
5. Chilmington Avenue, Chilmington Green, TN23 8AS	1346	£400,000	297	25/09/2020	Terrace	Hodson	127.48	150.5	£350.97
9. Woodland Rise, Chilmington Green, TN23 8AR	1249	£385,000	308	12/10/2020	Semi-D	Hodson	132.07	152.4	£355.80
1. Green Mews, Chilmington Green, TN23 8AQ	1313	£460,000	350	16/10/2020	Detached	Hodson	132.75	151.4	£399.50
9. Meadows Grove, Chilmington Green, TN23 8AP	1346	£500,000	372	16/10/2020	Detached	Hodson	132.75	151.4	£423.82
25. Woodland Rise, Chilmington Green, TN23 8AR	1270	£382,000	301	06/11/2020	Semi-D	Hodson	132.02	152.4	£347.18
26. Woodland Rise, Chilmington Green, TN23 8AR	1259	£395,000	314	04/12/2020	Semi-D	Hodson	133.1	152.4	£359.12
9. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£475,000	311	04/12/2020	Semi-D	Hodson	133.1	152.4	£355.83
12. Lakeview Gardens, Chilmington Green, TN23 8AW	1561	£560,000	359	11/12/2020	Semi-D	Hodson	133.1	152.4	£410.82
2. Bayside, Chilmington Green, TN23 8AX	1464	£425,000	290	16/12/2020	Detached	Hodson	134.5	151.4	£326.80
12. Woodland Rise, Chilmington Green, TN23 8AR	1259	£390,000	310	18/12/2020	Semi-D	Hodson	133.1	152.4	£354.58
14. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£500,000	327	18/12/2020	Semi-D	Hodson	133.1	152.4	£374.55
4. Highwood Drive, Chilmington Green, TN23 8AA	1378	£399,995	290	18/12/2020	Semi-D	Hodson	133.1	152.4	£332.41
5. Woodland Rise, Chilmington Green, TN23 8AR	1259	£395,000	314	12/01/2021	Semi-D	Hodson	131.7	152.4	£362.94
13. Lakeview Gardens, Chilmington Green, TN23 8AW	2196	£695,000	317	22/01/2021	Detached	Hodson	132.2	151.4	£362.47
15. Lakeview Gardens, Chilmington Green, TN23 8AW	1561	£530,000	340	26/01/2021	Semi-D	Hodson	131.7	152.4	£392.95
3. Bayside, Chilmington Green, TN23 8AX	1302	£390,000	299	29/01/2021	Semi-D	Hodson	131.7	152.4	£346.50
1. Bayside, Chilmington Green, TN23 8AX	1302	£390,000	299	05/02/2021	Semi-D	Hodson	131.4	152.4	£347.29
9. Highwood Drive, Chilmington Green, TN23 8AA	1378	£397,500	289	05/02/2021	Semi-D	Hodson	131.4	152.4	£334.61
11. Highwood Drive, Chilmington Green, TN23 8AA	1765	£599,995	340	12/02/2021	Detached	Hodson	131	151.4	£392.81
10. Woodland Rise, Chilmington Green, TN23 8AR	1259	£390,000	310	12/02/2021	Semi-D	Hodson	131.4	152.4	£359.17
23. Woodland Rise, Chilmington Green, TN23 8AR	1270	£375,000	295	12/02/2021	Semi-D	Hodson	131.4	152.4	£342.42
5. Meadows Grove, Chilmington Green, TN23 8AP	1346	£510,000	379	19/02/2021	Detached	Hodson	131	151.4	£438.07
3. Meadows Grove, Chilmington Green, TN23 8AP	1346	£483,000	359	26/02/2021	Detached	Hodson	131	151.4	£414.88
9. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£487,000	319	05/03/2021	Semi-D	Hodson	132.3	152.4	£367.02
4. Oakwood Mews, Chilmington Green, TN23 8AZ	1798	£565,000	314	12/03/2021	Detached	Hodson	131	151.4	£363.26
6. Oakwood Mews, Chilmington Green, TN23 8AZ	1798	£530,000	295	19/03/2021	Semi-D	Hodson	132.3	152.4	£339.63
7. Lakeview Gardens, Chilmington Green, TN23 8AW	1346	£415,000	308	26/03/2021	Semi-D	Hodson	132.3	152.4	£355.30
6. Oak Bourne Place, Chilmington Green, TN23 8AT	1313	£385,000	293	26/03/2021	Terrace	Hodson	132.5	150.5	£333.00
7. Meadows Grove, Chilmington Green, TN23 8AP	2196	£675,000	307	30/03/2021	Detached	Hodson	131	151.4	£355.27
9. Highwood Drive, Chilmington Green, TN23 8AA	1798	£565,000	314	09/04/2021	Detached	Hodson	130.9	151.4	£363.53
8. Oak Bourne Place, Chilmington Green, TN23 8AT	1313	£390,000	297	09/04/2021	Terrace	Hodson	132.5	150.5	£337.33
1. Meadows Grove, Chilmington Green, TN23 8AP	1346	£495,000	368	16/04/2021	Detached	Hodson	130.9	151.4	£425.51
2. Oak Bourne Place, Chilmington Green, TN23 8AT	1313	£390,000	297	23/04/2021	Terrace	Hodson	132.5	150.5	£337.33
12. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£485,000	317	14/05/2021	Semi-D	Hodson	133.1	152.4	£363.32
2. Highwood Drive, Chilmington Green, TN23 8AA	1378	£395,000	287	14/05/2021	Semi-D	Hodson	133.1	152.4	£328.26
9. Bayside, Chilmington Green, TN23 8AX	1302	£395,000	303	21/05/2021	Terrace	Hodson	133.4	150.5	£342.15
4. Oak Bourne Place, Chilmington Green, TN23 8AT	1313	£385,000	293	26/05/2021	Terrace	Hodson	133.4	150.5	£330.76
13. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£485,000	317	04/06/2021	Semi-D	Hodson	133.8	152.4	£361.42
3. Hays Mews, Chilmington Green, TN23 8AY	1432	£397,500	278	04/06/2021	Semi-D	Hodson	133.8	152.4	£316.26
12. Highwood Drive, Chilmington Green, TN23 8AA	1313	£435,000	331	07/06/2021	Detached	Hodson	132.5	151.4	£378.50
2. Green Mews, Chilmington Green, TN23 8AQ	2196	£685,000	312	25/06/2021	Detached	Hodson	132.5	151.4	£356.45
11. Lakeview Gardens, Chilmington Green, TN23 8AW	1561	£540,000	346	25/06/2021	Semi-D	Hodson	133.8	152.4	£394.08
7. Hollycroft, Chilmington Green, TN23 8BA	1313	£385,000	293	25/06/2021	Semi-D	Hodson	133.8	152.4	£333.93
8. Lakeview Gardens, Chilmington Green, TN23 8AW	1346	£415,000	308	25/06/2021	Semi-D	Hodson	133.8	152.4	£351.31
10. Lakeview Gardens, Chilmington Green, TN23 8AW	1464	£507,000	346	30/06/2021	Detached	Hodson	132.5	151.4	£395.74
4. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£475,000	311	30/06/2021	Semi-D	Hodson	133.8	152.4	£353.97
9. Chilmington Avenue, Chilmington Green, TN23 8AS	1324	£380,000	287	30/06/2021	Terrace	Hodson	134.8	150.5	£320.44
5. Hays Mews, Chilmington Green, TN23 8AY	1432	£395,000	276	15/07/2021	Semi-D	Hodson	134.9	152.4	£311.71
9. Lakeview Gardens, Chilmington Green, TN23 8AW	1453	£482,000	332	16/07/2021	Detached	Hodson	133.3	151.4	£376.73
1. Chilmington Avenue, Chilmington Green, TN23 8AS	1528	£485,000	317	27/07/2021	Semi-D	Hodson	134.9	152.4	£358.47
10. Highwood Drive, Chilmington Green, TN23 8AA	1432	£425,000	297	30/07/2021	Detached	Hodson	133.3	151.4	£337.18
1. Hays Mews, Chilmington Green, TN23 8AY	1432	£415,000	290	06/08/2021	Detached	Hodson	134.7	151.4	£325.82
3. Lakeview Gardens, Chilmington Green, TN23 8AW	1346	£415,000	308	06/08/2021	Semi-D	Hodson	136.2	152.4	£345.12
6. Hollycroft, Chilmington Green, TN23 8BA	1313	£403,000	307	06/08/2021	Semi-D	Hodson	136.2	152.4	£343.38
8. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£450,000	294	06/08/2021	Semi-D	Hodson	136.2	152.4	£329.43
8. Woodland Rise, Chilmington Green, TN23 8AR	1259	£390,000	310	06/08/2021	Semi-D	Hodson	136.2	152.4	£346.51
11. Chilmington Avenue, Chilmington Green, TN23 8AS	1324	£385,000	291	09/08/2021	Terrace	Hodson	136	150.5	£321.80
6. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£437,000	286	11/08/2021	Semi-D	Hodson	136.2	152.4	£319.91
11. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£437,000	286	13/08/2021	Semi-D	Hodson	136.2	152.4	£319.91
4. Bayside, Chilmington Green, TN23 8AX	1302	£395,000	303	20/08/2021	Terrace	Hodson	136	150.5	£335.61
7. Chilmington Avenue, Chilmington Green, TN23 8AS	1324	£381,000	288	27/08/2021	Terrace	Hodson	136	150.5	£318.45
10. Chilmington Crescent, Chilmington Green, TN23 8AN	1528	£437,000	286	01/09/2021	Semi-D	Hodson	138.2	152.4	£315.28
7. Highwood Drive, Chilmington Green, TN23 8AA	1798	£559,000	311	03/09/2021	Semi-D	Hodson	138.2	152.4	£342.92
3. Chilmington Avenue, Chilmington Green, TN23 8AS	1528	£472,000	309	09/09/2021	Semi-D	Hodson	138.2	152.4	£340.53
8. Oakwood Mews, Chilmington Green, TN23 8AZ	1453	£499,995	344	29/09/2021	Detached	Hodson	136.7	151.4	£381.08
2. Oakwood Mews, Chilmington Green, TN23 8AZ	1313	£435,000	331	30/09/2021	Detached	Hodson	136.7	151.4	£366.87
15. Chilmington Crescent, Chilmington Green, TN23 8AN	1604	£499,995	312	22/10/2021	Semi-D	Hodson	140.1	152.4	£339.12
1. Lakeview Gardens, Chilmington Green, TN23 8AW	1313	£425,000	324	28/10/2021	Detached	Hodson	140	151.4	£349.99
4. Lakeview Gardens, Chilmington Green, TN23 8AW	1453	£496,000	341	23/11/2021	Detached	Hodson	141.8	151.4	£364.44
6. Bayside, Chilmington Green, TN23 8AX	1302	£390,000	299	07/12/2021	Terrace	Hodson	140	150.5	£321.89
8. Hollycroft, Chilmington Green, TN23 8BA	1830	£600,000	328	07/12/2021	Terrace	Hodson	140	150.5	£352.48
11. Hollycroft, Chilmington Green, TN23 8BA	1830	£550,000	301	13/12/2021	Terrace	Hodson	140	150.5	£323.11
16. Chilmington Crescent, Chilmington Green, TN23 8AN	1604	£470,000	293	14/01/2022	Semi-D	Hodson	142.6	152.4	£313.19
8. Highwood Drive, Chilmington Green, TN23 8AA	1378	£400,000	290	28/01/2022	Semi-D	Hodson	142.6	152.4	£310.27
13. Hollycroft, Chilmington Green, TN23 8BA	1830	£580,000	317	25/02/2022	Terrace	Hodson	141.9	150.5	£336.17
16. Lakeview Gardens, Chilmington Green, TN23 8AW	1561	£494,995	317	01/03/2022	Semi-D	Hodson	144.5	152.4	£334.48
20. Woodland Rise, Chilmington Green, TN23 8AR	990	£375,000	379	25/03/2022	Semi-D	Hodson	144.5	152.4	£399.38
5. Lakeview Gardens, Chilmington Green, TN23 8AW	1453	£495,000	341	08/04/2022	Detached	Hodson	145.3	151.4	£354.94
9. Hollycroft, Chilmington Green, TN23 8BA	1830	£570,000	311	12/04/2022	Terrace	Hodson	144.4	150.5	£324.65
12. Hollycroft, Chilmington Green, TN23 8BA	1830	£575,000	314	29/04/2022	Terrace	Hodson	144.4	150.5	£327.50
17. Lakeview Gardens, Chilmington Green, TN23 8AW	1561	£525,000	336	27/05/2022	Semi-D	Hodson	148	152.4	£346.37
10. Hollycroft, Chilmington Green, TN23 8BA	1830	£575,000	314	17/06/2022	Terrace	Hodson	146.6	150.5	£322.59
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	5, Hollycroft, Chilmington Green, TN23 8BA	1421	£465,000	327	16/02/2024	Terrace	Hodson	146.6	150.5	£335.98		
	2, Hays Mews, Chilmington Green, TN23 8AY	1302	£460,000	353	16/05/2024	Detached	Hodson	146.1	151.4	£365.99		
	30, Highwood Drive, Chilmington Green, TN23 8AA	1421	£470,000	331	24/05/2024	Detached	Hodson	146.1	151.4	£342.79		
	16, Highwood Drive, Chilmington Green, TN23 8AA	1679	£560,000	333	14/06/2024	Semi-D	Hodson	148.2	152.4	£342.95		
	7, Oakwood Mews, Chilmington Green, TN23 8AZ	1421	£439,950	310	02/08/2024	Terrace	Hodson	151.1	150.5	£308.41		
	57, Highwood Drive, Chilmington Green, TN23 8AA	840	£350,000	417	27/09/2024	Semi-D	Hodson	154.5	152.4	£411.20	Median of Sales Excluding Jarvis	
	7, Woodland Rise, Chilmington Green, TN23 8AR	1249	£375,000	300	27/09/2024	Semi-D	Hodson	154.5	152.4	£296.25	Average (Mean) of Sales Excluding Jarvis	
J a r v i s	6, Herders Lane, Chilmington Green, TN23 8AD	1722	£639,000	371	25/06/2021	Detached	Jarvis	132.5	151.4	£424.01		
	5, Herders Lane, Chilmington Green, TN23 8AD	1722	£639,000	371	28/06/2021	Detached	Jarvis	132.5	151.4	£424.01		
	3, Herders Lane, Chilmington Green, TN23 8AD	1518	£584,000	385	29/06/2021	Detached	Jarvis	132.5	151.4	£439.59		
	4, Herders Lane, Chilmington Green, TN23 8AD	1658	£629,000	379	30/06/2021	Detached	Jarvis	132.5	151.4	£433.49		
	1, Herders Lane, Chilmington Green, TN23 8AD	1658	£635,314	383	12/08/2021	Detached	Jarvis	134.7	151.4	£430.69		
	17, Cowslip Court, Chilmington Green, TN23 8AG	2088	£775,000	371	01/11/2021	Detached	Jarvis	141.8	151.4	£396.30		
	1, Hoggs Drive, Chilmington Green, TN23 8AJ	1657	£659,000	398	01/12/2021	Detached	Jarvis	142.7	151.4	£421.95		
	2, Bull Bridge Way, Chilmington Green, TN23 8AH	1722	£669,000	£388	03/12/2021	Detached	Jarvis	142.7	151.4	£411.66		
	4, Bull Bridge Way, Chilmington Green, TN23 8AH	1657	£629,000	£379	14/04/2022	Detached	Jarvis	145.3	151.4	£394.91		
	1, Ram Crescent, Chilmington Green, TN23 8AE	1432	£530,000	370	29/04/2022	Semi-D	Jarvis	145.8	152.4	£386.87		
	2, Ram Crescent, Chilmington Green, TN23 8AE	1432	£545,000	381	04/05/2022	Detached	Jarvis	147.3	151.4	£391.18		
	10, Bull Bridge Way, Chilmington Green, TN23 8AH	1657	£639,000	£385	09/12/2022	Detached	Jarvis	149.2	151.4	£390.68		
	21, Bull Bridge Way, Chilmington Green, TN23 8AH	1722	£675,000	£391	31/01/2023	Detached	Jarvis	150.7	151.4	£392.82		
	8, Bull Bridge Way, Chilmington Green, TN23 8AH	2131	£799,000	£374	27/02/2023	Detached	Jarvis	151.6	151.4	£373.51		
	19, Bull Bridge Way, Chilmington Green, TN23 8AH	1614	£599,000	£370	24/03/2023	Detached	Jarvis	151.4	151.4	£370.00		
	9, Cowslip Court, Chilmington Green, TN23 8AG	1668	£649,000	389	24/03/2023	Semi-D	Jarvis	151.4	152.4	£391.66		
	6, Cowslip Court, Chilmington Green, TN23 8AG	2121	£799,000	377	14/04/2023	Detached	Jarvis	148.4	151.4	£384.32		
	17, Bull Bridge Way, Chilmington Green, TN23 8AH	1431	£529,000	£369	28/04/2023	Semi-D	Jarvis	148.2	152.4	£379.46		
	5, Cowslip Court, Chilmington Green, TN23 8AG	1701	£644,000	379	10/05/2023	Detached	Jarvis	148.8	151.4	£385.22		
	13, Cowslip Court, Chilmington Green, TN23 8AG	1528	£749,000	490	10/07/2023	Detached	Jarvis	148.6	151.4	£499.42		
	3, Cowslip Court, Chilmington Green, TN23 8AG	2088	£770,000	369	04/08/2023	Detached	Jarvis	147.9	151.4	£377.50		
	18, Bull Bridge Way, Chilmington Green, TN23 8AH	1722	£679,000	£394	21/08/2023	Detached	Jarvis	147.9	151.4	£403.32		
	20, Bull Bridge Way, Chilmington Green, TN23 8AH	1786	£669,000	£374	01/09/2023	Detached	Jarvis	149.8	151.4	£377.99		
	8, Cowslip Court, Chilmington Green, TN23 8AG	2131	£800,000	375	04/09/2023	Detached	Jarvis	149.8	151.4	£379.42		
	22, Bull Bridge Way, Chilmington Green, TN23 8AH	1711	£649,000	£379	15/09/2023	Detached	Jarvis	149.8	151.4	£383.05		
	14, Bull Bridge Way, Chilmington Green, TN23 8AH	1679	£647,500	£385	04/10/2023	Detached	Jarvis	147.8	151.4	£394.38		
	16, Bull Bridge Way, Chilmington Green, TN23 8AH	1679	£655,000	£390	20/10/2023	Detached	Jarvis	147.8	151.4	£399.50		
	26, Bull Bridge Way, Chilmington Green, TN23 8AH	1506	£526,000	£349	24/10/2023	Semi-D	Jarvis	148.9	152.4	£357.20		
	15, Bull Bridge Way, Chilmington Green, TN23 8AH	1431	£520,000	£363	03/11/2023	Semi-D	Jarvis	147.8	152.4	£374.30		
	6, Chilmington Green Lane, Chilmington Green, TN23 8AL	1680	£650,000	387	10/11/2023	Detached	Jarvis	146.9	151.4	£398.76		
	24, Bull Bridge Way, Chilmington Green, TN23 8AH	1496	£559,000	£373	24/11/2023	Semi-D	Jarvis	147.8	152.4	£384.61		
	11, Hoggs Drive, Chilmington Green, TN23 8AJ	1679	£649,000	387	06/12/2023	Detached	Jarvis	145.5	151.4	£402.21		
	25, Bull Bridge Way, Chilmington Green, TN23 8AH	1722	£675,000	£391	15/12/2023	Detached	Jarvis	145.5	151.4	£406.85		
	4, Chilmington Green Lane, Chilmington Green, TN23 8AL	1680	£655,000	390	28/03/2024	Detached	Jarvis	147.7	151.4	£399.65		
	13, Hoggs Drive, Chilmington Green, TN23 8AJ	1679	£669,000	398	03/05/2024	Detached	Jarvis	146.1	151.4	£412.91		
	27, Bull Bridge Way, Chilmington Green, TN23 8AH	1722	£662,500	£384	03/05/2024	Detached	Jarvis	146.1	151.4	£397.93		
	29, Bull Bridge Way, Chilmington Green, TN23 8AH	1636	£600,000	£366	21/05/2024	Detached	Jarvis	146.1	151.4	£379.28		
	9, Hoggs Drive, Chilmington Green, TN23 8AJ	1679	£655,000	390	31/05/2024	Detached	Jarvis	146.1	151.4	£404.27		
	10, Hoggs Drive, Chilmington Green, TN23 8AJ	1679	£665,000	396	05/06/2024	Detached	Jarvis	146.3	151.4	£409.88		
	4, Cowslip Court, Chilmington Green, TN23 8AG	2207	£770,000	349	19/07/2024	Detached	Jarvis	149.5	151.4	£353.32		
	10, Chilmington Green Lane, Chilmington Green, TN23 8AL	1981	£825,000	416	05/09/2024	Detached	Jarvis	153.5	151.4	£410.76	Median of Sales Including Jarvis	
	28, Bull Bridge Way, Chilmington Green, TN23 8AH	2109	£799,000	£378	13/09/2024	Detached	Jarvis	153.5	151.4	£372.83	Average (Mean) of Sales Including Jarvis	