

House prices blooming for England's 'garden towns' (where you'll need to stump up a £58,500 premium)

- Garden lovers buying in towns with the country's finest gardens can expect to fork out a premium of over £58,500
- House prices near Chelsea's Physic Garden and Brockhole Garden in Windermere are more than double the county average
- House prices in 'garden towns' have blossomed by 34% in the past decade

Green-fingered house hunters looking to live near the country's finest gardens will need to unearth an extra £58,554 (22%) for the privilege, according to new research from Halifax.

The average house price of homes surrounding 50 of the country's finest gardens is £321,953, compared to an average price of £263,399 for its county – a premium of £58,554 (22%).

Properties near Chelsea's Physic Garden command the highest percentage house price premium compared to the county; at 171% (cash equivalent of £1,188,199).

Next is Brockhole Garden in Windermere (106% or £188,830) followed by Chatsworth House Gardens, near Bakewell, which played host to its first Royal Horticultural Society Flower Show in June 2017 (94% or £174,649). (Table 1)

Garden town average house prices grown by 34% since 2007

The average house price in the top 50 'garden towns' polled has risen from £240,891 in 2007 to £321,953 in 2017 – growing 34%.

The Chelsea Physic Garden – the oldest botanical garden in London has seen the greatest bloom in house price increases over the past decade at 108%. Syon Park Garden in Hounslow (72%), Cambridge Botanic Garden (66%), Kew Gardens in Richmond (65%) and RHS Wisley in Surrey (57%) have recorded the next largest growth.

Eight of the top 10 garden towns with the highest average house price growth since 2007 are in Greater London and the South East, with Cambridge Botanic Garden in East Anglia (66%) and Tatton Park Gardens in Cheshire (42%) making up the 10. (Table 2)

A third of garden towns are cheaper than the county average

Homes near Osborne House Gardens on the Isle of Wight are the cheapest compared to the county average at -23% or £51,631 in cash terms. This is followed by Biddulph Grange Garden in Staffordshire (-21% or £36,935), RHS Rosemoor in Devon (-20% or £49,729) and Clumber Park in Nottinghamshire (-17% or £30,463). The research found that 11 of the 17 garden towns with house prices below the county figure are in the South East and South West. (Table 3)

The most expensive garden towns are in London and the South East

Chelsea is the most expensive area with a fine garden – Chelsea Physic Garden - where the average house price is £1,884,255. These are followed by the areas around Kew Gardens (£848,124), Syon Park Garden (£494,933) and Sissinghurst Castle Gardens (£482,086).

Outside of London and southern England, the towns containing Tatton Park Gardens (£434,040) and Cambridge Botanic Garden (£431,931) make the top 10 most expensive towns with fine gardens. (Table 4)

At the opposite end of the scale, the towns around Biddulph Grange Garden with an average price of £140,810, Clumber Park (£144,282) and Speke Hall & Garden (£152,145) are the least expensive garden towns. (Table 5)

Martin Ellis, Halifax housing economist, said: “Budding horticulturalists hoping to live near one of the country’s most beautiful gardens open to the public will have to pay a premium for the privilege, as towns able to provide wide open ‘green’ spaces are highly desirable places to live.”

Table 1: 10 Garden Towns with Largest % Premium to County, 2017

Garden	County	Average House Price 2017 (£)	Average House Price in County 2017 (£)	Premium to County %	Premium to County £
Chelsea Physic Garden	Greater London	1,884,255	696,056	171%	1,188,199
Brockhole Garden	Cumbria	366,642	177,812	106%	188,830
Chatsworth House	Derbyshire	361,179	186,530	94%	174,649
Tatton Park Gardens	Cheshire	434,040	238,367	82%	195,674
Kew Gardens	Surrey	848,124	496,799	71%	351,325
Avebury Manor	Wiltshire	435,772	264,364	65%	171,408
Cambridge Botanic Garden	Cambridgeshire	431,931	276,202	56%	155,730
Sissinghurst Castle Gardens	Kent	482,086	323,759	49%	158,326
Barnsdale Gardens	Leicestershire	297,069	214,128	39%	82,941
Batsford Arboretum	Gloucestershire	373,346	275,391	36%	97,955
Garden Towns 'Crude' Average		321,953	263,399	22%	58,554

Source: Land Registry, 12 month rolling data to February

Table 2: 10 Garden Towns by Highest % House Price Growth, 2007 - 2017

Garden	Town/LA	Average House Price 2007 (£)	Average House Price 2017 (£)	10 Year Growth %	10 Year Growth £
Chelsea Physic Garden	Kensington & Chelsea	905,122	1,884,255	108%	979,133
Syon Park Garden	Hounslow	287,427	494,933	72%	207,506
Cambridge Botanic Garden	Cambridge	259,495	431,931	66%	172,436
Kew Gardens	Richmond (Surrey)	513,978	848,124	65%	334,146
RHS Wisley	Woking	305,299	479,420	57%	174,121
Rousham House	Bicester	223,303	336,280	51%	112,977
RHS Hyde Hall Garden	Chelmsford	233,288	348,085	49%	114,797
Tatton Park Gardens	Knutsford	304,634	434,040	42%	129,406
Wrest Park	Bedford	205,214	291,747	42%	86,533
Highclere Castle & Gardens	Newbury	271,535	377,975	39%	106,441
Garden Towns 'Crude' Average		240,891	321,953	34%	81,062
England & Wales		204,810	280,377	37%	75,567

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Table 3: 10 Garden Towns with Largest % Discount to County, 2017

Garden	County	Average House Price 2017 (£)	Average House Price in County 2017 (£)	Discount to County %	Discount to County £
Osborne House	Isle of Wight	177,451	229,083	-23%	-51,631
Biddulph Grange Garden	Staffordshire	140,810	177,745	-21%	-36,935
RHS Rosemoor	Devon	196,061	245,789	-20%	-49,729
Clumber Park	Nottinghamshire	144,282	174,745	-17%	-30,463
Lost Gardens of Heligan	Cornwall	207,586	248,507	-16%	-40,921
Rousham House	Oxfordshire	336,280	394,425	-15%	-58,145
Beth Chatto Garden	Essex	275,298	321,799	-14%	-46,500
Leeds Castle	Kent	289,231	323,759	-11%	-34,528
Highclere Castle & Gardens	Berkshire	377,975	414,360	-9%	-36,385
Birmingham Botanical Gardens	West Midlands	176,327	192,960	-9%	-16,634
Garden Towns 'Crude' Average		321,953	263,399	22%	58,554

Source: Land Registry, 12 month rolling data to February

Table 4: 10 Most Expensive Garden Towns, 2017

Garden	Town/LA	Region	Average House Price 2017 (£)
Chelsea Physic Garden	Kensington And Chelsea	Greater London	1,884,255
Kew Gardens	Richmond (Surrey)	Surrey	848,124
Syon Park Garden	Hounslow	Middlesex	494,933
Sissinghurst Castle Gardens	Cranbrook	Kent	482,086
RHS Wisley	Woking	Surrey	479,420
Avebury Manor	Marlborough	Wiltshire	435,772
Tatton Park Gardens	Knutsford	Cheshire	434,040
Cambridge Botanic Garden	Cambridge	Cambridgeshire	431,931
Highclere Castle & Gardens	Newbury	Berkshire	377,975
Batsford Arboretum	Moreton In Marsh	Gloucestershire	373,346

Source: Land Registry, 12 month rolling data to February

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Table 5: 10 Least Expensive Garden Towns, 2017

Garden	Town	Region	Average House Price 2017 (£)
Biddulph Grange Garden	Stoke On Trent	West Midlands	140,810
Clumber Park	Worksop	East Midlands	144,282
Speke Hall & Garden	Liverpool	North West	152,145
The Garden House	Wrexham	Wales	166,508
Burton Agnes Hall	Driffield	Yorkshire and the Humber	176,252
Birmingham Botanical Gardens	Birmingham	West Midlands	176,327
Renishaw Hall	Sheffield	Yorkshire and the Humber	176,555
Plas Newydd	Llanfairpwllgwyngyll	Wales	177,152
Osborne House	East Cowes	South East	177,451
Aberglasney Gardens	Carmarthen	Wales	179,943

Source: Land Registry, 12 month rolling data to February

Note to editors

Source: Land Registry data - refers to the simple arithmetic average price over the 12 months to February 2017.

The research is based on a total of 50 (including 2 London Boroughs) garden town locations in England & Wales and takes the average price for the postal town (e.g. Halifax) and comparing it to the average price of the county (e.g. Yorkshire & the Humber)

*Southern England includes South East and South West regions.

The prices used are simple arithmetic ('crude') averages. These prices are not standardised and therefore can be affected by changes in the sample from period to period.

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