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PRESS RELEASE

Chelsea Flower Show neighbours see house prices grow a bunch

- **Homes by Chelsea Flower Show site attract a premium of £2.2M on the London average**
- **Prices of homes near award winning gardens attract over £100k premium on county neighbours around the country**
- **Worsley, neighbouring RHS Bridgewater Hall, grew most in the last year, up 36%**

A great garden can add value to your home, but with the Chelsea Flower Show this week, new research from Lloyds Bank looked at whether just being close to one of the nation's finest gardens could add thousands to the value of your home.

The average price of homes neighbouring 50 of the country's most notable gardens in 2022 is £466,912, a premium of £107,189 compared the average house price for the counties they are in.

Properties in Chelsea, home of perhaps the most celebrated of the Royal Horticultural Society's shows and London's oldest botanical gardens – Chelsea Physic Garden, created the biggest buzz – attracting a county premium a 276% (£2,175,519). Brockhole Garden, in Windermere, garnered the second highest premium of 161%, £338,528 more than the Cumbria average. Third were homes in the vicinity of RHS Bridgewater, Worsley, which are on average 144%, £295,780, higher than Lancashire as a whole.

Horticultural habitats help homes hit highs

The prices of homes in several 'garden towns' outgrew the UK average by significant margins over the last year. Those shooting up most were in Worsley, (RHS Bridgewater), where the cost of the average home reached £500,848, harvesting owners a £132,383 rise (36%), compared to an average rise across England and Wales of 5% (£16,465) to £348,317.

Three further towns bedded in next to exhibition gardens also saw prices sprout by more than 20%. Prices in Stourhead Gardens, Warminster, rose by 22% to £382,808, Maidstone, home of Leeds Castle, saw an increase of 22% to £525,195, while house hunters in Wellington must now stump up 20% more than a year ago, with homes near Cothay Manor Gardens cropping up at an average of £428,329. (See Table 3)

Buyers dig garden towns

Only five of the fifty 'garden towns' saw average house prices not blooming compared to their county average. Osborne House, East Cowes, saw the biggest gap with average house prices of £228,187, 24% (£70,233) lower than that for the Isle of White (£298,420). This was followed by Sherborne Castle & Gardens, Sherborne, Dorset with prices of £322,514, 16% below the county average; RHS Rosemoor, Torrington, 11% below the Devon average; Alnwick Garden, Alnwick,



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10% below Northumberland, and Wollerton Old Hall Garden, Wollerton, at 2% below the county average for Shropshire. (See Table 2)

‘South facing’ gardens attract highest prices

Homes planted near notable gardens across the South of England attracted the highest prices (See Table 5), with those neighbouring Chelsea Physic Garden averaging £2,963,334, and those surrounding Kew Gardens, averaging £1,249,255. However, two hardy northern perennially desirable towns broke in to the top ten ‘most expensive’ list: Knutsford, home of Tatton Park, Cheshire (£673,110) and Harrogate (RHS Harlow Carr) where average prices are £656,739.

Sustained growth

Over the last ten years, ‘garden towns’ in the North of England and Wales have seen their house prices flourish most. Since 2012, prices in Knutsford, site of Tatton Park, have shot up 125% to £673,110 (+£374,286) compared to a 50% rise to £348,317 (+£116,304) for homes across England and Wales. The next biggest growers were Windermere (Brockhole Garden) and Llanfairpwllgwyngyllgogerychwyrndrobwlllantysiliogogoch, Anglesey (Plas Newydd House & Garden) with increases of 121% and 97% respectively.

Jo Harris, Managing Director, at Lloyds Bank said: “Chelsea, which has long been one of the most desirable suburbs of the capital, not only benefits from its association with the RHS flower show but is also home to the country’s oldest botanical gardens. Where the external space with homes is limited, having these show gardens close by provides an attractive alternative.

“While homes surrounding Chelsea Physic Garden might be seen as the cream of the crop - attracting both the highest prices and the biggest county premium, the majority of those areas with the highest premiums were near gardens across the North and Midlands, like Brockhole Garden in Cumbria or RHS Bridgewater near Manchester.”

Table 1: Top 10 Garden Towns with Largest % Premium to County, 2022

Garden	County	Average House Price 2022	Average House Price in County 2022	Premium to County %	Premium to County £
Chelsea Physic Garden	Greater London	2,963,334	787,816	276%	2,175,519
Brockhole Garden	Cumbria	549,196	210,668	161%	338,528
RHS Bridgewater	Lancashire	500,848	205,068	144%	295,780
Tatton Park Gardens	Cheshire	673,110	309,007	118%	364,103
RHS Harlow Carr	North Yorkshire	656,739	304,495	116%	352,244
Kew Gardens	Surrey	1,249,255	599,705	108%	649,550
York Gate Garden	West Yorkshire	454,389	218,703	108%	235,686
Barnsdale Gardens	Leicestershire	556,683	279,484	99%	277,200
Birmingham Botanical Gardens	West Midlands	493,633	255,633	93%	238,000
Chatsworth House	Derbyshire	444,897	236,305	88%	208,591
Garden Towns		466,912	359,724	30%	107,189



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Source: Land Registry 12 month rolling data to February

Table 2: Top 5 Garden Towns with Largest % Discount to County, 2022

Garden	County	Average House Price 2022	Average House Price in County 2022	Discount to County %	Discount to County £
Osborne House	Isle Of Wight	228,187	298,420	-24%	-70,233
Sherborne Castle & Gardens	Dorset	322,514	382,959	-16%	-60,445
RHS Rosemoor	Devon	273,927	308,894	-11%	-34,967
Alnwick Garden	Northumberland	192,583	214,450	-10%	-21,867
Wollerton Old Hall Garden	Shropshire	265,341	270,754	-2%	-5,414

Source: Land Registry 12 month rolling data to February

Table 3: Top 10 Garden Towns by Highest % House Price Growth, 2021 - 2022

Garden	Town/Postcode	Average House Price 2021	Average House Price 2022	1 Year Growth %	1 Year Growth £
RHS Bridgewater	Manchester.M28_2	368,464	500,848	36%	132,383
Stourhead Gardens	Warminster.BA12_6	312,781	382,808	22%	70,027
Leeds Castle	Maidstone.ME17_1	429,182	525,195	22%	96,013
Cothay Manor Gardens	Wellington.TA21_0	357,499	428,329	20%	70,830
Syon Park Garden	Brentford.TW8_8	481,500	564,241	17%	82,741
Kelmarsh Hall	Northampton.NN6_9	357,192	413,335	16%	56,143
Tatton Park Gardens	Knutsford.WA16_6	583,745	673,110	15%	89,365
Clumber Park	Worksop.S80_3	238,955	274,866	15%	35,911
Brockhole Garden	Windermere.LA23_1	483,880	549,196	13%	65,316
RHS Harlow Carr	Harrogate.HG3_1	583,953	656,739	12%	72,786
Garden Towns		438,583	466,912	6%	28,329
England & Wales		331,852	348,317	5%	16,465

Source: Land Registry 12 month rolling data to February



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Table 4: Top 10 Garden Towns by Highest % House Price Growth, 2012 - 2022

Garden	Town/Postcode	Average House Price 2012	Average House Price 2022	10 Year Growth %	10 Year Growth £
Tatton Park Gardens	Knutsford.WA16_6	298,824	673,110	125%	374,286
Brockhole Garden	Windermere.LA23_1	248,575	549,196	121%	300,621
Plas Newydd	Llanfairpwllgwyngyll.LL61_6	128,969	253,792	97%	124,823
Coughton Court Gardens	Alcester.B49_5	193,643	352,654	82%	159,012
Syon Park Garden	Brentford.TW8_8	314,132	564,241	80%	250,109
Clumber Park	Worksop.S80_3	155,100	274,866	77%	119,766
Avebury Manor	Marlborough.SN8_1	325,619	576,002	77%	250,383
RHS Bridgewater	Manchester.M28_2	284,747	500,848	76%	216,101
Chelsea Physic Garden	London.SW3_4	1,694,440	2,963,334	75%	1,268,895
Kew Gardens	Richmond (Surrey).TW9_3	715,109	1,249,255	75%	534,146
Garden Towns		318,898	466,912	46%	148,014
England & Wales		232,012	348,317	50%	116,304

Source: Land Registry 12 month rolling data to February

Table 5: Top 10 Most expensive Garden Towns, 2022

Garden	Town/Postcode	County	Average House Price 2022 £
Chelsea Physic Garden	London.SW3_4	Greater London	2,963,334
Kew Gardens	Richmond (Surrey).TW9_3	Surrey	1,249,255
Highclere Castle & Gardens	Newbury.RG20_9	Berkshire	696,459
RHS Wisley	Woking.GU23_6	Surrey	690,922
Tatton Park Gardens	Knutsford.WA16_6	Cheshire	673,110
RHS Harlow Carr	Harrogate.HG3_1	North Yorkshire	656,739
Sissinghurst Castle Gardens	Cranbrook.TN17_2	Kent	614,085
Mottisfont Abbey Gardens	Romsey.SO51_0	Hampshire	594,638
Avebury Manor	Marlborough.SN8_1	Wiltshire	576,002
Syon Park Garden	Brentford.TW8_8	Middlesex	564,241

Source: Land Registry 12 month rolling data to February



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Table 6: Top 10 Least expensive Garden Towns, 2022

Garden	Town/Postcode	County	Average House Price 2022 £
Alnwick Garden	Alnwick.NE66_1	Northumberland	192,583
Osborne House	East Cowes.PO32_6	Isle Of Wight	228,187
Biddulph Grange Garden	Stoke On Trent.ST8_7	Staffordshire	235,124
Burton Agnes Hall	Driffield.YO25_4	North Humberside	242,953
The Garden House	Wrexham.LL13_0	Clwyd	247,426
Plas Newydd	Llanfairpwllgwyngyll.LL61_6	Gwynedd	253,792
Wollerton Old Hall Garden	Market Drayton.TF9_3	Shropshire	265,341
Powis Castle & Garden	Welshpool.SY21_8	Powys	272,748
RHS Rosemoor	Torrington.Ex38_8	Devon	273,927
Clumber Park	Worksop.S80_3	Nottinghamshire	274,866

Source: Land Registry 12 month rolling data to February

Ends

Notes to editors

Source: Land Registry data - refers to the simple arithmetic average price over the 12 months to February 2022.

The research is based on a total of 50 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 & Humberside)
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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Media contacts:

Jason Clarke, jason.clarke@lloydsbanking.com , 07385 389293