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The Property
Ombudsman



**Clerks Cottage,
Church Street,
Higham, Rochester,
ME3 7LR**

**Auction Guide:
£250,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		24 F
1-20	G	3 G	



PROPERTY FEATURES

- For Sale by Online Auction on 25th November 2026
- Grade II Listed Thatched Roof Cottage
- Rural Conservation Area
- Approximately 2.5 Acre Plot
- Additional Large Timber Barn within the Garden
- In need of complete updating and modernisation

SCAN ME



auctions.sealeys.co.uk

Contact us for more info or to book a viewing



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www.sealeys.co.uk

Property Details

FREEHOLD FOR SALE BY ONLINE AUCTION – Grade II Listed Timber Frame, Thatched Roof, Cottage in Substantial 2.5 Acre Plot in need of refurbishment.

Auction Guide £250,000 + Plus Fees

It is said that the property is the oldest dwelling house in the village dating back to the 14th Century and is mentioned in the 1485 will of William Rolfe. We understand the property was listed on 31st August 1976 by the National Heritage List for England (List Entry Number 1373858).

The property is laid out over two floors with rendered front, weather boarded gable ends and original exposed beams inside. Now requiring complete updating and modernisation the property offers huge potential and is available with immediate vacant possession. The accommodation comprises two reception rooms, kitchen area, ground floor washroom and an extended area to the side with vaulted ceiling, previously used as storage and there are two bedrooms which interlink with each other on the first floor.

There is a large timber barn within the plot and plenty of parking within the boundary.

LOCATION:

Situated in an idyllic hamlet of Church Street in Higham, which is a conservation area, and surrounded by open farmland and countryside. The cottage backs onto the historic Grade II Listed Medieval St Mary's Church, which we understand is under the care of the Churches Conservation Trust and has a long history including being the parish church of author Charles Dickens whilst he lived at nearby Gads Hill Place.

The village itself offers a host of amenities, including convenience stores, pubs and a village social club. The area is served by the well regarded primary school and the famous Gads Hill School, an independent day school. Higham Station is within half a mile with rail services to St Pancras International and the Medway towns.

TENURE:

Freehold

Grade II Listed in Conservation Area.

LOCAL AUTHORITY:

Gravesham Borough Council Band: D £2,492.38 for 2026 – 2027

BIDDING

Bidding will take place on our website 'auctions.sealeys.co.uk' on 25th November 2026. Bidding opens at 12:00pm and ends at 1:00pm. In order for you to bid, you will be required to register your card for an 'auction entrance fee', this is made up of an 'administration fee' and a 'buyers security fee'. This will only be charged to the successful buyer. Please see the Buyers Guide and the Common Auction Conditions for more information. If you have any further questions please contact the agent, or seek legal advice. The required 'auction entrance fee' for this LOT is – £5,000

GUIDE PRICE*

Where a guide price (or range of prices) is published, that guide is the sellers minimum expectation at the date of publication. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please register your interest or keep an eye on our website for any amendments to this.

FEES**

In addition to the bid price, you may be responsible for administration fees, other non-optional fees, and potentially the repayment of search and other costs. All lots are subject to the Common Auction Conditions and applicable Special Conditions of Sale.

Before bidding, carefully review all available legal documentation to understand your potential liabilities. This includes potential costs such as Stamp Duty, Land Registry fees, and VAT, which may be applicable upon completion.

If you have any doubts, please consult with your own professional advisors.

ADMINISTRATION FEE SCHEDULE***

The successful buyer is subject to an administration fee at the same time as the bidder security fee (auction entrance fee) for each LOT purchased. The administration fee is applied to the sale price in the following scaled increments

and includes VAT;

Up to £99,999 =£1,080

£100,000 – £349,999 =£2,160

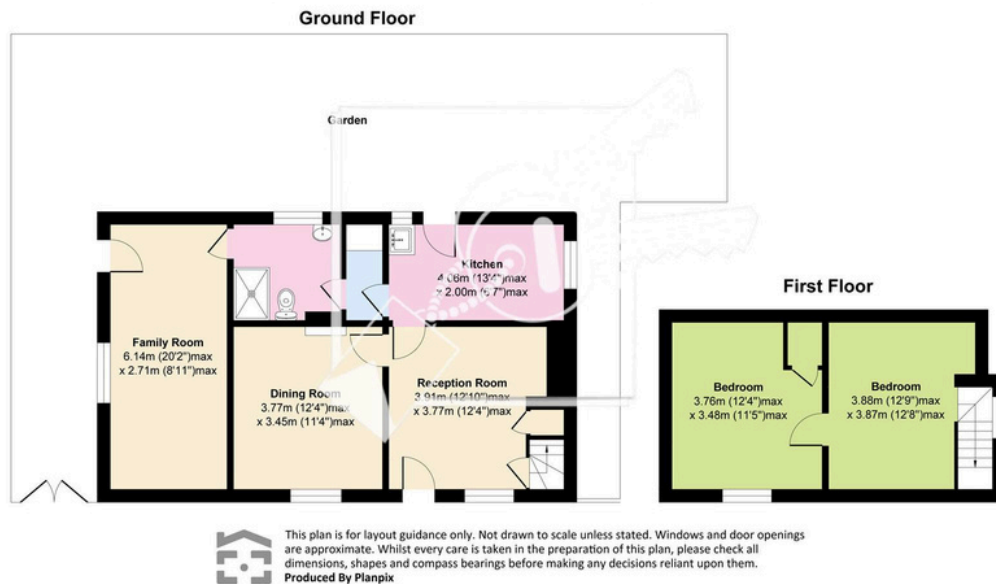
£350,000 Plus =£3,600

Please see the 'General Conditions Of Sale' for detailed explanation of the terms.

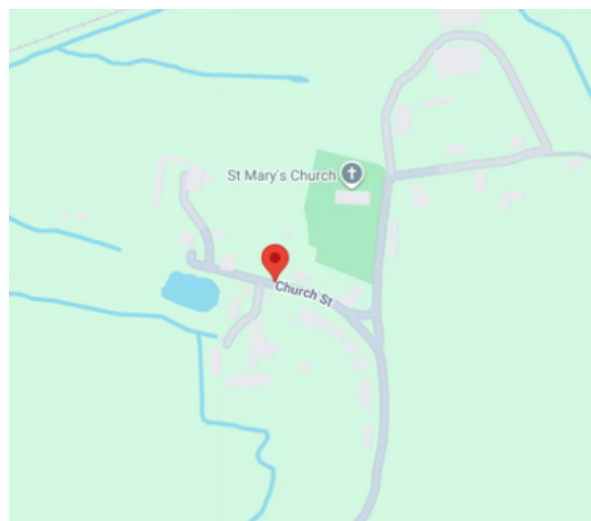


Floor Plan

Approximate Gross Internal Area = 92.7 sq m / 998 sq ft



Location



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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.