

Plain clay
roof tiles

uPVC rainwater goods

Stone
cladding and
quoins

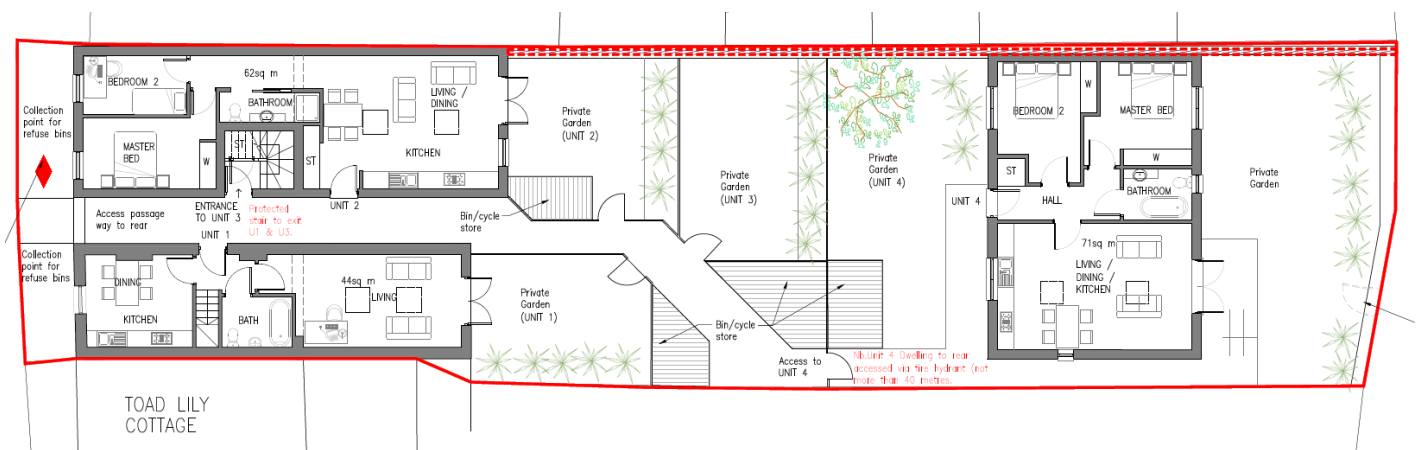
uPVC windows/
doors

Access to rear
dwellings



NORTH WEST ELEVATION

Scale 1:100



SITE PLAN

Residential Development Site

For sale by informal tender

OIEO £225,000

Site at Endcot
Station Road
Gillingham, Dorset

COOPER
AND
TANNER



Plan for identification purposes only.

Endcot Station Road Gillingham SP8 4PY

For sale by informal tender OIEO £225,000

- Residential development site with existing 2-bedroom cottage and consent for development to create a total of 4 dwellings
- Potential to utilise existing dwelling or alternative schemes, subject to any necessary consent
- Central location, nearby railway station and local amenities

Description

Residential development opportunity to create four dwellings and alter the existing access in the heart of Gillingham, Dorset. It is a level site currently comprising existing end-terrace two bedroom cottage, garden and hardstanding yard area. There is consent to redevelop the site to create 4 dwellings or, alternatively, it may suit different schemes or potential to utilise and improve the existing cottage, subject to any necessary consents.

Location

Gillingham is an attractive thriving market town with a good range of amenities including supermarkets, a pharmacy, bank, post office, doctors' surgery, along with pubs and cafes. Gillingham further benefits from a mainline railway station to London Waterloo (approx. 2 Hours) and is located circa 4 miles from the A303 giving access to the Southwest and London via the M3, whilst the A350 provides access to the coast as well as the M4. The area provides several highly regarded state and private primary and secondary schools and numerous countryside pursuits including, golf, horse riding, cycling and sports centres.

Planning

Planning consent was granted, subject to conditions, for the change of use and conversion of the existing building to create 3 dwellings and erect an additional dwelling creating four dwelling in total.

Further details can be found via the Dorset District Council Online Planning Portal using reference P/FUL/2022/00601. Interested parties must satisfy their own planning investigations.

Plot descriptions:

Plot 1 – 2 Bedroom ground floor flat – 62sqm

Plot 2 – 3 Bedroom town house – 103 sqm

Plot 3 – 2 bedroom first floor flat – 71sqm

Plot 4 – 2 bedroom bungalow – 68 sqm

CIL Payment

A CIL payment will be required. Net additional gross internal floor space following development is 219 sqm.

Method of Sale

For Sale by Informal Tender. All bids to be received **by midday (12:00) on Thursday 31st August 2023** and sent by email, as an attachment, to Darren Woodyer with the subject line clearly marked as Confidential Tender - Gillingham, or delivered to Darren Woodyer, Cooper and Tanner Ltd, 6 The Bridge, Frome, BA11 1R in a sealed envelope marked with "Confidential Tender - Gillingham".

Tender Forms and full instructions of the tender process available from the selling agent.

Local Council

Dorset County Council


Services

Prospective purchasers must satisfy themselves as to the location and capacity of any services.


Tenure

Freehold

Road Links

A303 (less than miles away) 

Train Links

Gillingham Station (5-minute walk) 

Viewing

Viewing is strictly by appointment only.
Contact Darren Woodyer: 01373 455060 Opt. 5.



DEVELOPMENT DEPARTMENT

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

development@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

