



## Former Rose's Yard and Premises, Station Road, Gillingham, SP8 4PZ

**FOR SALE**

### KEY FEATURES:

- Town centre redevelopment site
- Full planning approval for 17 houses and 2 shop/office units
- No affordable housing or S 106 costs

## SITUATION

This site is located in the heart of Gillingham town centre within 100 yards of the town's train station and within easy walking distance of a number of shops, supermarkets and Schools. As a consequence, the site and the subsequent development proposal are extremely well located to take advantage of a whole range of facilities provided in the town. These include a wide range of retail, professional and leisure outlets. Gillingham is an expanding and popular town in North Dorset with the main line railway link to London Waterloo being a particular benefit.

## PROPERTY

This site extends to circa 0.7 acres and was formerly used as a yard and buildings for a well known local company dealing in the wholesaling of sand and gravels. There is a Victorian 2 storey brick building which is to be converted into a pair of dwellings and a modern industrial building that is to be demolished and the whole site redeveloped. The modern industrial building will be removed by the seller prior to a sale being completed.

## PLANNING

Full planning approval has been granted by Dorset Council for a total of 17 dwellings ( including the two conversions ) together with some commercial space , under planning reference P/FUL/2022/02964 dated 29 March 2023. The proposed scheme of development comprises eight 3 bedroom town houses, five 2 bedroom houses, two 2 bedroom conversions and two duplex apartments. A ground floor commercial space currently shown as two units is also approved. As nutrient neutrality is not relevant to the scheme, the development can proceed immediately subject to various conditions being discharged. There are no S 106 liabilities and no affordable housing required. Community Infrastructure Levy is applicable.

## SERVICES

All mains services are believed to exist close by.

## TENURE

The freehold interest in the property is offered for sale

## METHOD OF SALE

Offers are invited on an Informal Tender basis at a date to be.

## VIEWING

At any time with the benefit of these particulars

## INFORMATION PACK

Further information relating to the planning approval including background documents is available upon request from the Owner's Agents .

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