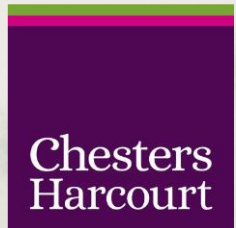




Exciting Opportunity to Develop a Consented Scheme

Detailed Planning Consent for five detached dwellings in an attractive open landscape

Kings Wood Farm, Bowridge Hill, Gillingham, Dorset, SP8 5QR



LOCATION

Kings Wood Farm is located approximately 2 miles to the north east of Gillingham, North Dorset in an attractive rural setting.

Gillingham provides a full range of amenities including schools, medical facilities, supermarkets (including Waitrose), and nearby amenities include the Semley farm shop, the White Lion in Bourton and the Bell & Crown in Zeals. Bruton and The Newt are 10 mile's away. There are numerous prestigious private schools in the area and an excellent state school.

The location benefits from strong connectivity with access to the A303 to the north (5 miles by road) and main line train services from Gillingham to London Waterloo with journey times from 1hr 54minutes.

PROPERTY

Kings Wood Farm is a development of 5 new houses by Orme Architects. The site is set in open countryside and has uninterrupted views up to Shaftesbury ridge.

The site benefits from an extant planning permission (App ref: [P/FUL/2024/02230](#)) which is outlined red on the adjacent plan. The Vendors retained land is outlined blue. The red sale boundary should be considered flexible subject to further conversations around the potential to develop parts of the wider site.

The site has been prepared with the old farm buildings having been demolished, the concrete yards crushed, and the site levelled with the crushed concrete re-laid.

Electricity (mains and solar) and water are already on site and each house will have an independent sewage treatment plant, and surface water will run to the lake to the southeast.

ACCOMMODATION

The houses are all designated as premium passive as they generate more energy than they use. They are designed to be insulated and built with modern construction methods and heat recovery ventilation with all units having air source heat pumps, under floor heating, access to 30kW per house of PV (a typical house uses just 4kW), and a 3 phase car charger.

Plots 1, 2 & 4 are barn style houses with a 12m magnificent vaulted living kitchen dining room. Plot 4 is a traditional Duchy farmhouse. Plot 5 is a Dutch barn with a curved roof.

The approved plans do not show the roof space in plot 1, 2 & 4. These houses are 8m wide with 45 degree pitch roofs and the planning permission does not restrict use of this area as additional bedrooms.





Building	Description	Area	Estimated GDV
Lawn Walk	A contemporary modern rustic barn with stone and timber walls, tile roof and vaulted ceilings.	225 m ² (2,421 ft ²)	£1.1m
Clear Walk	A magnificent 15m vaulted living room, kitchen and dining room with 4 en-suite bedrooms, tv room and study.	320 m ² (3,444 ft ²)	£1.25m
Kingswood	This house is reminiscent of the Georgian farmhouse on a Duchy of Cornwall farm, many of which are found in this area. A timeless design but with modern construction and energy efficiency.	355 m ² (3,821 ft ²)	£1.6m
Woods End	Two barns linked together with a glass sunroom.	243 m ² (2,616 ft ²)	£1.25m
Dutch Barn	A curved roof barn with a magnificent first floor living room and kitchen, this is my favourite.	273 m ² (2,939 ft ²)	£1.6m
		1,416 m ² (15,241 ft ²)	£6.8m

VIEWINGS

Interested parties must contact the agent to arrange a viewing. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

TENURE

The seller owns the freehold of the site being offered for sale, being the area as outlined in red on the sale plan and forming part of Land Registry Title No DT246350.

METHOD OF SALE

The Vendor is open to discussions around the method of disposal. Other than an outright sale, Joint Venture or Build License structures will be considered. The Vendor does not have to accept the highest or any offer received.

FURTHER INFORMATION

For any further information please contact:

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