

# Former Rose's Yard and Premises

Station Road, Gillingham, SP8 4PZ

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## Sales Particulars

A Town Centre redevelopment site with Full Planning Permission for 17 dwellings and a flexible commercial space (Use Class E)



Development Team

# Executive Summary

- 0.7 acre Brownfield development site
- Planning Permission for 17 dwellings and a flexible commercial space granted under Planning Ref: P/FUL/2022/02964
- Town centre location and adjacent to Gillingham railway station
- Inviting unconditional offers.
- **Bid Deadline TBC.**



# The Property

This Property extends to circa 0.7 acres and was formerly used as a yard and buildings for a local company selling sand and gravels.

The Property comprises a Victorian, 2 storey, brick building and a modern steel industrial shed positioned to the southern boundary. The remainder of the Property is open storage/yard space.

## Legal

The Property is held under Freehold Title No. DT314570.

Access to the Property from Lower Station Road is via land owned by the British Railways Board. The Property benefits from of a Right of Way in accordance with a 1988 Deed, details of which are included within the Marketing Information Pack.

## Location

This Property is located in the heart of Gillingham town centre and a short walking distance of a number of shops, supermarkets and schools. The Property adjoins Gillingham Station.

Gillingham is an expanding and popular town in North Dorset with a mainline railway link to London Waterloo being a particular benefit (average journey time of c. 2 hours).



# Planning Overview

Full planning approval was granted for the demolition of an existing building, conversion of an existing building and development of 17 dwellings, together with a flexible commercial space (use class E), under planning reference P/FUL/2022/02964 and dated 29 March 2023.

The ground floor commercial space has two residential units above. These units are plots 14 and 15 on the Site Plan provided.

There are no S106 liabilities and no affordable housing requirement.

Ref	No.	Description	Size (per plot)
HT01	5	2 bed, 2 storey houses	79 sq m
HT02	8	3 bed, 3 storey houses	106 sq m
HT03	2	2 bed, 2 storey converted houses	91 sq m
HT04	2	2 bed, first floor, duplex apartments	92 sq m and 94 sq m
<b>Totals</b>	<b>17</b>		<b>1,608 sq m</b>

Ref	No.	Description	Size (per unit)
HT03	2	Commercial Unit	52 sq m and 54 sq m



# Further Information



## Tenure

Freehold

## Method of Sale

Unconditional offers are invited for the sale of the Freehold title.

## VAT

Our client has elected to charge VAT

## Viewing

Viewings will be possible by prior arrangement with Savills during block viewing days. Please contact us to reserve an appointment.

## Marketing Information Pack

A Marketing Information pack containing technical, planning, and legal information is available upon request.

### IMPORTANT NOTICE

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