



Proposed new dwelling at Colesbrook Farm
Purns Mill Lane, Gillingham
Client: Gill East
Site + Floor Plans of Proposed New House
Scale 1:200



Building plot at Colesbrook Farm, Purns Mill Lane, Colesbrook, Gillingham, Dorset SP8 4HJ

A building plot on the edge of the town with planning permission for a single dwelling of about 2500 sq on a large plot with wonderful views.

- Planning permission for a single dwelling
- Views to Milton Church and Mere Downs
- Located on a no-through lane
- Approx 2500 sq ft house on 0.36 acre plot
- Adjoining fields in The Conservation Area
- Easy access to the town centre

Guide Price **£350,000**

Freehold

THE SITE

A rare opportunity to purchase a single building plot for a spacious detached dwelling set in about 0.36 acres with lovely views over fields to the Church at Milton on Stour and the hills and downs in the distance. The proposed dwelling will be 1.5 stories and about 2500 sq ft of internal accommodation.

Planning permission was granted by Dorset Council P/VOC/2021/01172 on 16th September 2021 for a detached dwelling with garaging with accommodation as follows:

Ground floor - Hall, sitting room, kitchen / breakfast room, sung, utility room, 2 double bedrooms, 2 bathrooms (1 e/s), study/bedroom & cloakroom.

First floor: Master bedroom with ensuite bathroom, study / bedroom.

SITUATION

Colesbrook Farm is found on the edge of Gillingham part way along a no-through lane, in The Conservation Area, with very little passing traffic. Gillingham is a small Saxon market town which has a mainline railway to London Waterloo (2 hours), three churches, a library and a museum, Waitrose, Aldi, Asda and Lidl supermarkets,

pubs and restaurants, Riversmeet fitness centre with a 25 metre swimming pool and sports clubs from karate to angling. It is very well positioned for access to the A303 a few miles to the north and has primary and secondary schools. There are also a large number of excellent private schools in the area.

DIRECTIONS

From the centre of Gillingham head north towards Milton on Stour and Mere and pass over the last roundabout before leaving the town. Take the right turn towards Purns Mill and Colesbrook and then bear left into Purns Mill Lane. The site entrance will be found on the left.

What3words ///forgives.gambles.education

SERVICES

Mains water and electricity are nearby but will need to be brought to the site.

A new treatment plant will need to be installed by the purchaser.

Local Authority: Dorset Council - 01305 221000

Council Tax Band: To be confirmed

EPC: To be confirmed

VIEWINGS - BY APPOINTMENT ONLY



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