

Land at Bowridge Hill and Bay Road

Gillingham, Dorset

Land at Bowridge Hill and Bay Road

Gillingham
Dorset SP8 5QS

Level and gently west sloping pasture land with
extensive stream frontage on the northern edge of
Gillingham Town

For Sale by Private Treaty as a whole or in 2 lots

- Lot A - 65.92 acres - Guide Price £495,000
- Lot B - 22.50 acres - Guide Price £210,000
 - Productive pasture land
- Quiet yet strategic position with several access points
 - Stream frontage to both lots

Freehold

Sturminster Newton
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DESCRIPTION

A productive block of pasture land which has been cut for silage and grazed by cattle and sheep. Shreen Water, a tributary of the River Stour, runs along the entire western boundary where the land adjoining is level free draining alluvium soil and it slopes gently up to Bowridge Hill where the soil becomes more loam and Kimmeridge clay. The soil should be high in organic matter having been grazed solely by sheep in recent years.

SITUATION

The land is located in a quiet yet strategic position on the northern outskirts of Gillingham, currently the fastest growing town in North Dorset. There are 2 access points off Bowridge Hill Lane into Lot A and 3 access points off Bay Road into Lot B.

The higher land enjoys far reaching westerly views over Gillingham town sweeping from Stourhead round to Bulbarrow Hill.

WHAT3WORDS:-

Lot A /// articulated.stud.twit

Lot B /// flows.community.episode

SERVICES

Natural water to both lots from Shreen Water.

Lot A is connected to Mains Water. The purchaser will need to install a sub-meter.

DESIGNATIONS

Three public footpaths cross the land, see sale plan.

The land has no planning, landscape or environmental designations or restrictions.

Fishing and sporting rights are included.

There will be an overage clause in the event planning consent is granted for development, excluding agricultural, equestrian and horticultural. The purchaser or successor will pay 20% of the increase in value for 20 years.

The Environment Agency have a recording station located on Lot A with a right of access

The land abutting Shreen Water is in Flood Zone 3

TENURE

Freehold

LOCAL AUTHORITY

Dorset Council (Area North)

SOLICITORS

Rawlins Davy Reeves

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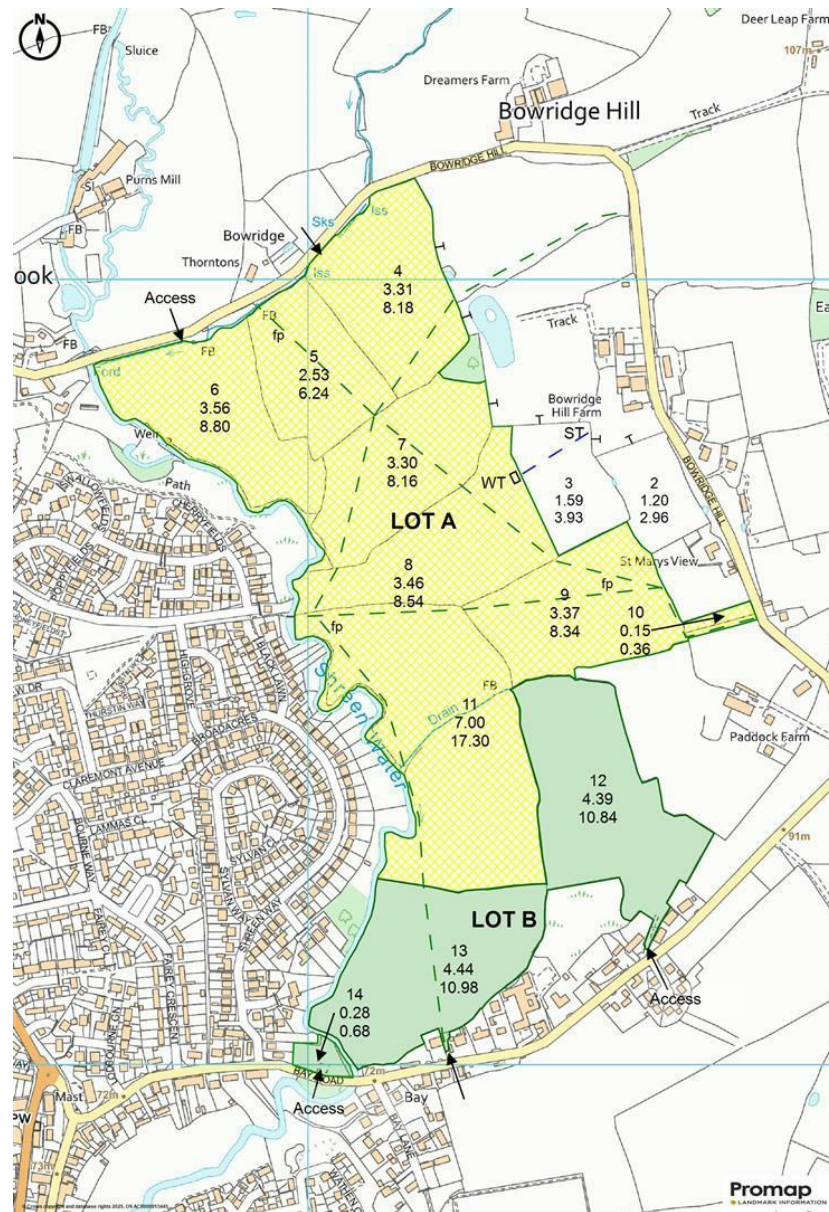
VIEWING

Unaccompanied during daylight hours, with a set of sales particulars to hand, after first informing the agents.





SN/AJT/Oct 2025



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