



Symonds
& Sampson

Land at Bay Road

Gillingham Dorset

Land at Bay Road

Gillingham
Dorset SP8 4EF

3.79 acres (1.54 hectares)
of level pasture land with
buildings, available as a
whole and in 2 lots

- For Sale by Informal Tender
- Closing date Friday 11th September 2026
 - Lot 1 - 2.33 acres
 - Guide Price - £50,000
 - Lot 2 - 1.46 acres
 - Guide Price - £35,000

Freehold

Sturminster Newton
01258 472244
sturminster@symondsandsampson.co.uk



DESCRIPTION

3.79 acres of level river meadow pasture land available as a whole and in 2 lots. Each lot enjoys the freehold of an access track from Bay Road which use is shared with adjoining owners. The free draining land has been grazed by sheep for several years.

Lot 1, extending to 2.33 acres (0.94 hectares) has 150m of frontage to Shreen Water. Located at the entrance is a concrete block cow stall measuring approximately 24 ft x 15 ft and a dilapidated timber and corrugated iron former farm building.

Lot 2, extending to 1.46 acres (0.59 hectares) has 80m of frontage to Shreen Water. Located at the entrance is a row of basic timber and corrugated iron redundant farm buildings with small hard surface yard area. The adjoining dog utility area has a right of access over the yard area.

LOCATION

The land is located close to the centre of Gillingham town and is a rare undeveloped area of land in the town. The land has no public rights of way crossing the land.

What3Words: /// fits.stooping.finds

VIEWING

Unaccompanied, after notifying the selling agents, with a set of sales particulars in-hand.

SERVICES

The land is connected to a metered mains water supply. If sold in lots, an appropriate easement will be reserved for connection of both lots. It is understood the cow stall in Lot 1 is connected to mains electricity. A mains drain crosses the land.

MATERIAL INFORMATION

There is no overage.

The land is located in flood zone 3 (high risk).

If sold in lots, the purchaser of Lot 1 will erect a stockproof fence between A and B (see sale plan).

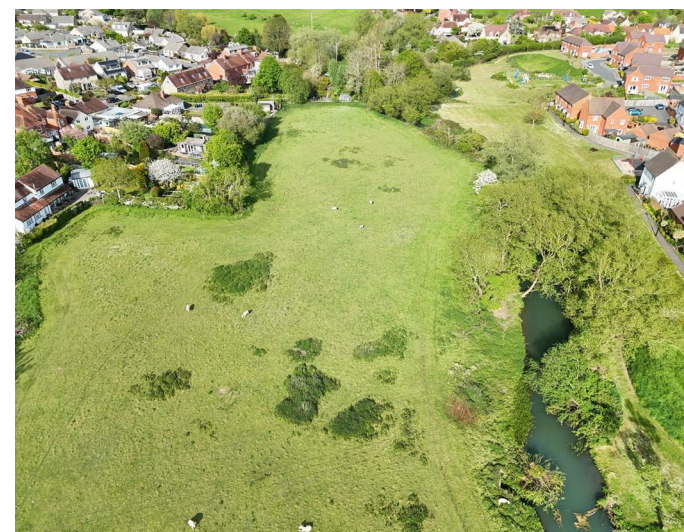
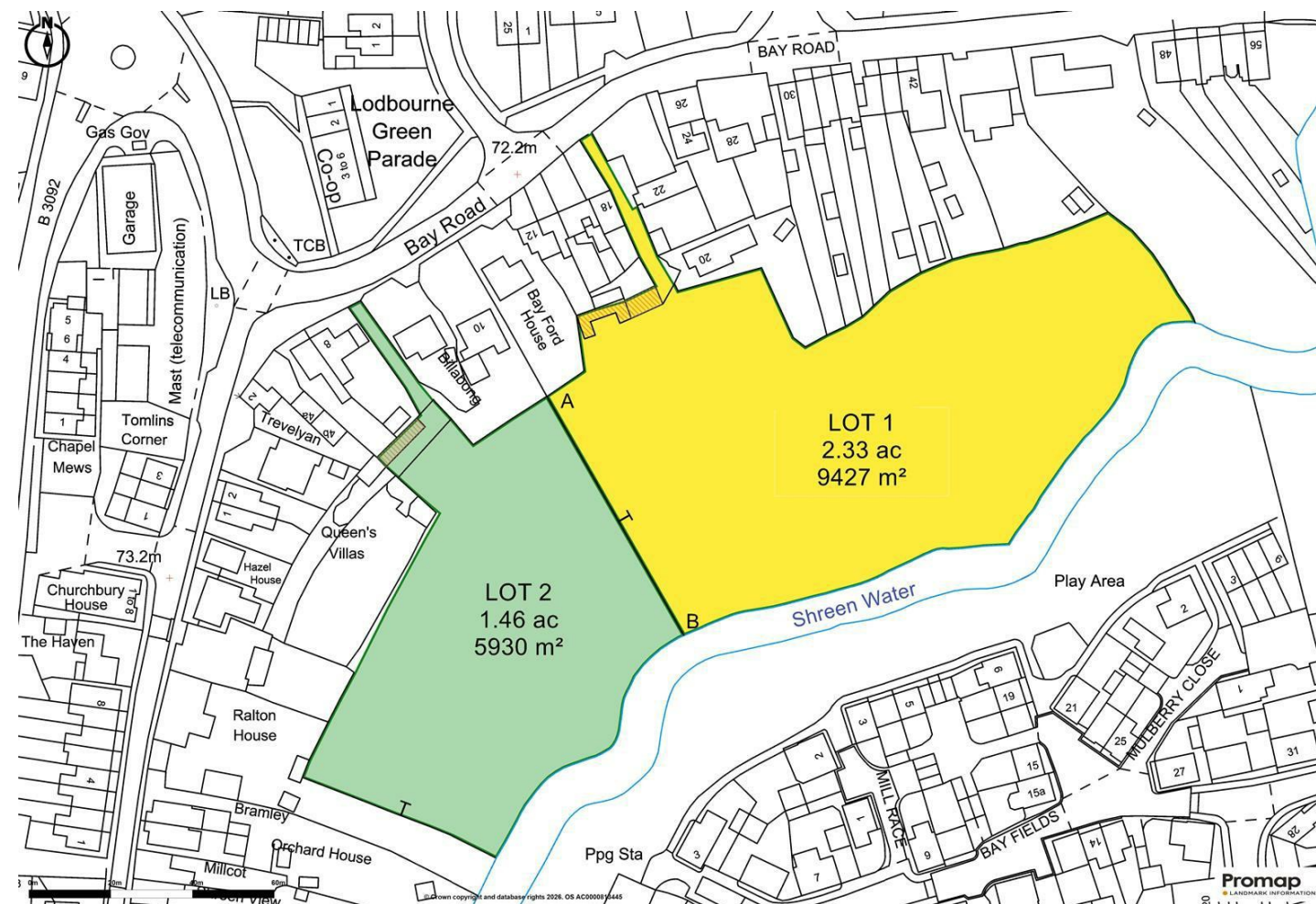
TENDERS

The land is for sale by Informal Tender. Tenders close at Noon on Friday 11th September 2026. Offers should be submitted by post or email on the attached Tender Form. Note the conditions of Tender.



Lot 2





SturAg/AJT/Aug2026



01258 472244

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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INFORMAL TENDER FORM

Land at Bay Road, Gillingham, Dorset, SP8 4EF

To be submitted by 12 Noon on Friday 11th September 2026

By email to atuffin@symondsandsampson.co.uk or by post to Symonds & Sampson, Market Place, Sturminster Newton, Dorset, DT10 1AR

Terms:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. The Vendor does not commit to accept the highest or any offer.
4. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
5. You should state any conditions on which the offer is made e.g. subject to sale of a property, subject to planning.
6. Please use 'Tender – Land at Bay Road' as the subject if submitting by email or write on the outside of the envelope.
7. Offers will not be opened before the deadline.
8. Timescale: The Vendor's solicitor will issue a draft contract within 10 working days of acceptance of an offer.
9. On receipt the purchaser shall have 28 working days to exchange contracts and a further 14 working days to complete the purchase.

Name (s):

Address:

Telephone: Email:

Offer: LOT 1 £.....

 LOT 2 £.....

Please provide the following:

- Proof of funds enclosed/attached (bank statement, share certificate, letter from bank manager / accountant / fund manager)
- If borrowing is required, please confirm Lender, amount of deposit provided and enclose a Mortgage in Principle offer:
Name of Lender: Amount of Deposit: £.....
- My/our solicitors are:
- Conditions of offer, if any:

Signed: Dated: