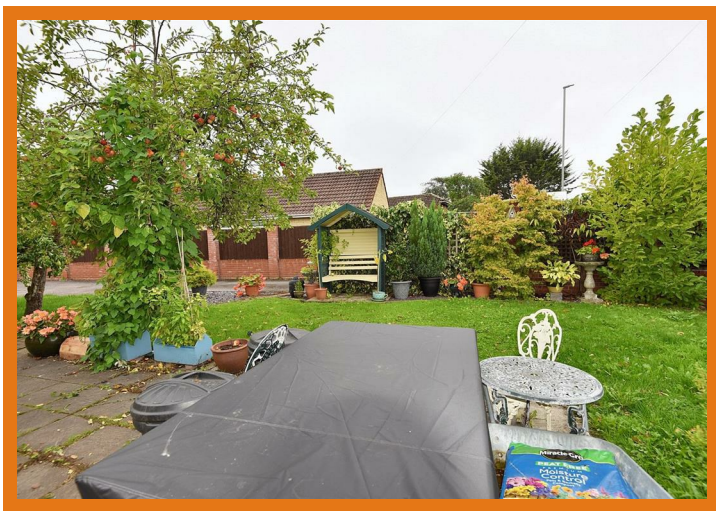


Asking Price
£82,500

A rare opportunity to create your own home – this well-located plot comes with full planning permission granted for a detached two-bedroom house with two parking spaces and an easily managed outside space.

Ideally situated just moments from open green spaces, the town centre, and the mainline train station, the location combines everyday convenience with easy access to countryside walks and excellent transport links.

With no onward chain, this is a straightforward and appealing prospect for those seeking to build a first home, downsize, or create a valuable investment property in a highly accessible setting.



The Property

The Land

Planning Application

P/FUL/2025/04190

Location:

Marley Lodden Gillingham SP8 4JY

Proposal:

Erect dwelling.

Decision:

Granted

Decision Date:

12/09/2025

Location and Directions

The land is within easy walking distance of open space as well as to the town centre and mainline train station Gillingham, is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline

railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities and excellent schooling for all ages. Postcode - SP8 4JY What3words - ///saddens.garages.basic

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.