



KENTOM HOUSE

Bay Lane - Gillingham - Dorset - SP8 4ER

Ground photograph (taken from the south)



KENTOM HOUSE

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A three-bed detached house in need of modernisation; a range of outbuildings and a residential development site with outline planning permission for 3no. dwellings (all open market), together with associated infrastructure works.



The property extends, in total, to approximately 0.26-hectares (0.64 acres).

For further information please contact: -

Development Land & Planning Department

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Sherborne Office

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Richard Stubbart

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Ground photograph (taken from the south)



LOCATION

Gillingham is the northernmost town in Dorset, located in the Blackmore Vale within the administrative area of Dorset Council (DC). It has a population of approximately 11,007no. residents (2021 Census).

The town has a range of facilities and amenities, including (but not limited to): a variety of supermarkets (including Waitrose), 3no. primary schools, Gillingham School (secondary school with Sixth Form), RiversMeet Active Leisure Centre, Gillingham Town FC, Gillingham Museum, doctor and dentist surgeries, a variety of shops, cafés, restaurants and public houses and Brickfields Business Park, with major employers on the estate being Dextra Group and Merck.

COMMUNICATIONS

Road – The B3081 and B3092 both run through the town and provide links to the A303 in the north/north-west (approximately 7.9-kilometres (4.9-miles), the A350 in the east (approximately 8.4-kilometres (5.2-miles) and the A30 in the south (approximately 6-kilometres (3.7-miles), respectively.

Rail – Gillingham railway station is approximately 1.8-kilometres (1.1-miles) to the south, offering direct services to London Waterloo in approximately 2-hours, as well as connections to Exeter, Salisbury, and Basingstoke.

Air – Bristol Airport is approximately 62.4-kilometres (38.8-miles) to the north-west. It has scheduled and chartered flights to a range of national and international destinations.

PROPERTY

The property is situated within an area called 'Bay', approximately 500-metres (1,640-feet) to the east of the town centre.

It comprises a two-storey, 3-bed dwelling (Kentom House), 3no. dilapidated outbuildings (including a two-storey stone built cottage), garden and the residential development site.

It is accessed off Bay Lane, which connects to Bay Road to the north. To the south the lane becomes a pedestrian route to Gillingham School and the town centre beyond.

The property is bounded to the north by residential dwellings and Bay Road; to the east by agricultural land (which is subject to a planning application under reference: 2/2019/0739/FUL); to the south by residential dwellings; and to the west by Bay Lane.

The property, as a whole, extends to approximately 0.25-hectares (0.61-acres). The property that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Sitting Room



KENTOM HOUSE

Kentom House is a detached 3-bed property dating from the 1950s with well-proportioned room sizes. The property is of red brick construction with cavity wall insulation under a tiled hipped roof, with double glazed bow fronted windows to both ground and first floors allowing for a good degree of natural light. The property is in need of general refurbishment and is offered with gas fired central heating and plumbing.

In summary the accommodation comprises a porch, entrance hall, sitting room, dining room and kitchen to the ground floor. Upstairs the property offers three bedrooms served by a family bathroom.

The Gross Internal Area (GIA) of the property is approximately 111.6-sq. m. (1,202-sq. ft.). The floorplan is shown overleaf.

RESIDENTIAL DEVELOPMENT SITE

The site is to the north and west of Kentom House and comprises part of the former garden. It is generally level, featuring a mix of lawn and hardstanding.

OUTLINE PLANNING PERMISSION

DC, on 2nd October 2024, granted outline planning permission (application number: P/OUT/2023/05838) for 3no. dwellings (all open market), together with off street parking, garaging and private outdoor amenity space. The permission is subject to 14no. conditions. All matters are reserved, with the exception of access.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises 3no. dwellings, together with associated infrastructure works. All of the dwellings are open market.

The proposed site plan (drawing number: 3148-DR-A-080-001 Rev D) is shown overleaf. It comprises a 4-bed detached house of approximately 157-sq. m. (1,689-sq. ft.) and 2no. 3-bed detached houses of approximately 113-sq. m. (1,216-sq. ft.) each.

Each dwelling will have private off street parking, private outdoor amenity space and the 3-bed dwellings will have single garages.

The proposed access will be in place of the existing, sited centrally within the site. The shared access will serve the PRDS and Kentom House.

SECTION 106 AGREEMENT

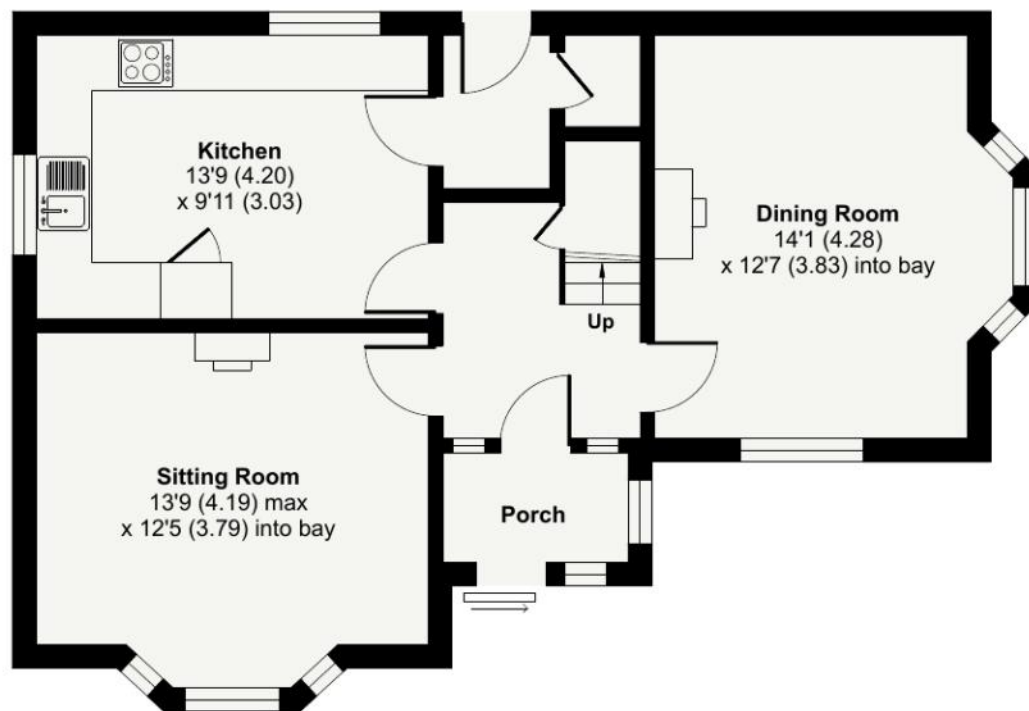
We understand the threshold for Section 106 Agreement contributions has not been met by the outline planning permission; therefore, there will not be any contributions.



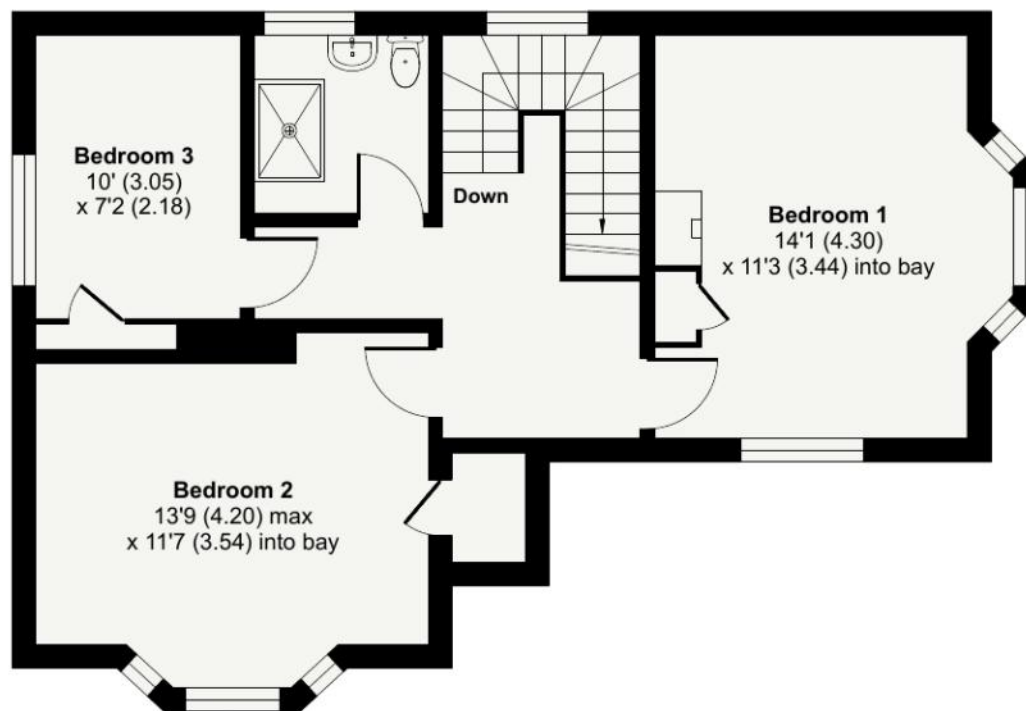
Kentom House, Bay Lane, Gillingham, SP8 4ER

Approximate Area = 1202 sq ft / 111.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

For identification purposes only. Not to scale. Not to be relied upon.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Greenslade Taylor Hunt. REF: 1242222



Proposed Site Plan



For identification purposes only. Not to scale. Not to be relied upon.

Bedroom 1



Bedroom 2



COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) is not payable in the former North Dorset District Council area.

LOCAL AUTHORITY

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
T: (01305) 221000
E: customerservices@dorsetcouncil.gov.uk
W: www.dorsetcouncil.gov.uk

BROADBAND

Part fibre broadband is available—highest available download speed 76-Mbps, highest available upload speed 15-Mbps (Openreach).

MOBILE COVERAGE

Available via EE, O2, Three and Vodafone. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the property being offered for sale. It is registered with the Land Registry under title number: DT371722.

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

GUIDE PRICE

The guide price for the whole property is **£525,000**.

Offers are invited on both a conditional and unconditional basis.

The seller may consider selling the property in two lots (Kentom House and the PRDS) but it is not their preference.

OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

SERVICES

All mains services are available near or on the property.

All interested parties should make their own enquiries with the Statutory Utility Providers.

EPC

The property has an EPC rating of D 64.

COUNCIL TAX

The property falls within Council Tax Band E.

All interested parties should make their own enquiries with the VOA in relation to the Council Tax band and the amount payable for the year 2025/2026.

ADDITIONAL INFORMATION

The information pack is available, via the link, set out below:-

https://www.dropbox.com/scl/fo/zicff4uty0ckn1l084jlr/ALhHNzLGorGbGiyD_jBKIG8?rlkey=ilmvxv0e6hddqcz3qb3e3chx7&st=f7gdby5h&dl=0

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Bedroom 3



Bathroom



Ground photograph (taken from the east)



DIRECTIONS

Sat Nav: SP8 4ER

What3words: sway.panics.path

From the junction of the B3081 and B3092 in the centre of Gillingham continue north on Le Neubourg Way (B3092). At the roundabout take the second exit onto Queen Street and bear left into Bay Road. After the narrow bridge turn immediately right into Bay Lane. The property will be found on the left, identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the reserved matters application. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Service brochure is available via the link, set out below:-

[GTH Planning Services](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the PRDS and advice on marketing the new homes. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

Our New Homes Service brochure is available via the link, set out below:-

[New Homes with GTH](#)

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties once built. The department's telephone number is (01823) 348899 and its email address is: chris.holt@gth.net.

Our Property Management Service brochure is available via the link, set out below:-

[Property Management](#)

Ground photograph (taken from the south)



IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

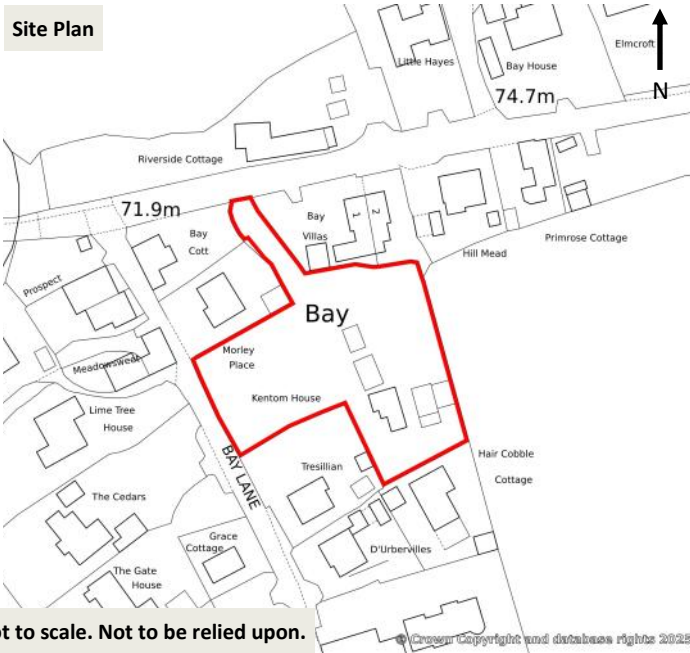
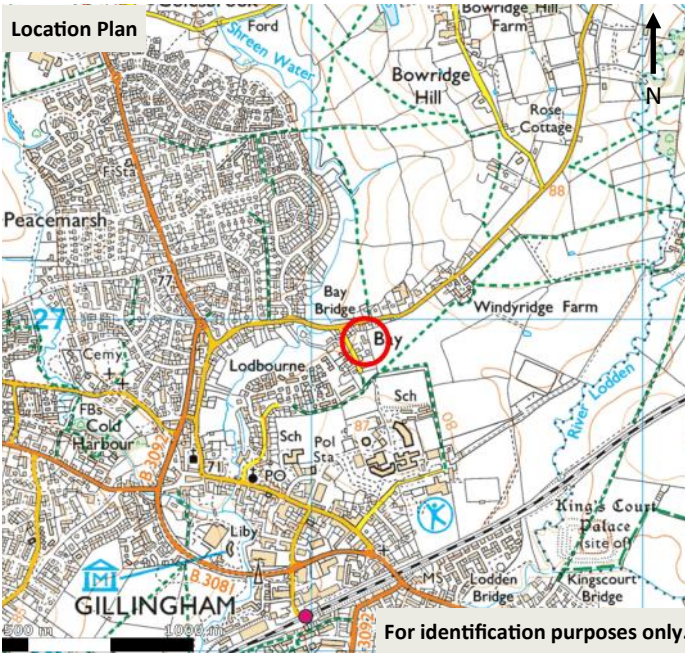
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



Photographs taken February 2025
Sales Brochure updated September 2025
Property Reference Number: SHE240334



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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC/RS
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

KENTOM HOUSE, BAY LANE, GILLINGHAM, DORSET SP8 4ER

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of the Executors of the Estate of Mrs W Stokes (Deceased) (our client). It is instructed to market and sell the property, as described above.

Please find enclosed for your attention the sales brochure for the property.

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Guide Price

The guide price for the whole property is **£525,000**.

Offers are invited both on a conditional and unconditional basis.

Additional Information

The information pack is available, via the link, set out below: -

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Viewings

All viewings are strictly by appointment.

Please contact our Sherborne office by telephone on telephone number: (01935) 813577 or by email on email address: residential.sherborne@gth.net to make an appointment to view.

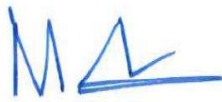
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If you would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email address: mark.chugg@gth.net or the Sherborne office by telephone number: (01935) 813577 or by email on email address: richard.stubbert@gth.net.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. A.', with a horizontal line extending from the end.

Greenslade Taylor Hunt

Enc Sales brochure