

Mixed use Commercial development site, Subject to planning - For Sale

Land surrounding the A1 Junction at Gonerby Moor, Grantham NG32 2AB



Land surrounding the A1 Junction at Gonerby Moor, Grantham

Three greenfield development sites suitable for mixed use development (STPP) surrounding the Gonerby Moor Junction with the A1 and extending to a combined area of 4.76 ha.

The sites are available freehold as individual lots or can be sold as one.

(subject to survey)

Lot 1 – 2.50 ha (6.19 ac)

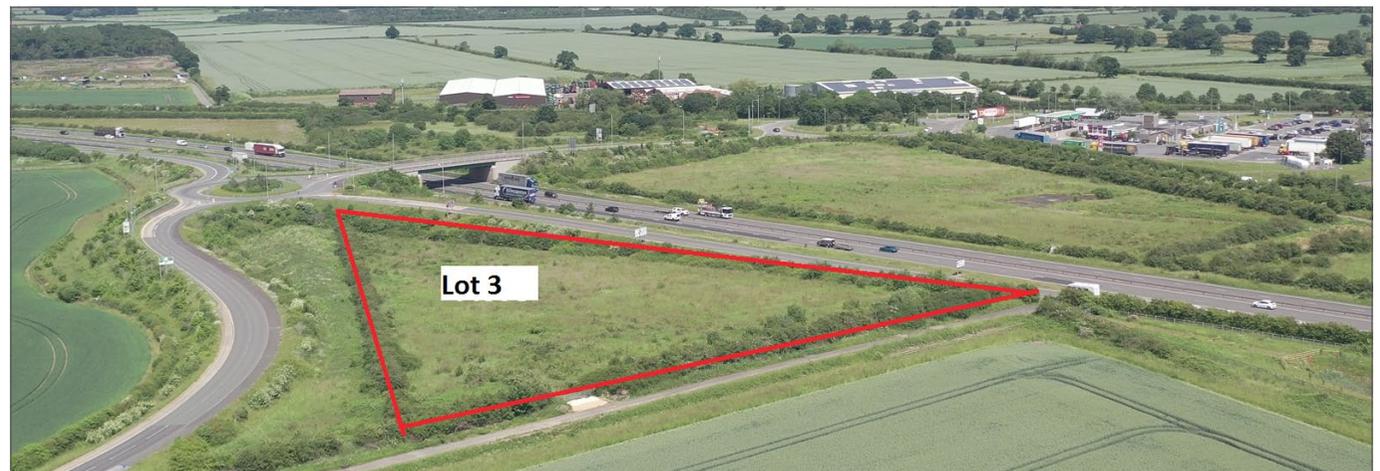
Lot 2 – 0.98 ha (2.42 ac)

Lot 3 – 1.28 ha (3.17 ac)

Each lot is separately accessed.

Location

- Located to the north of Grantham, a fast expanding town in Lincolnshire with plans to add 17,000 new homes by 2036
- Each Lot benefits from prominent main road frontage onto the A1 and the B1174
- Easy access from Grantham to the south and Newark-on-Trent to the north
- Sites adjoining the popular Downtown Superstore, Downtown Garden Centre and Boundary Outlet
- Adjacent to Grantham North Moto Service station and Travelodge
- Neighbouring site recently been granted planning permission for a £125m Designer Outlet Village featuring 107 stores, office and leisure space.
- In 2019, the A1 annual average daily flow in the area around the sites was manually counted at 82,000 vehicles



* Red line boundary lines are for indicative purposes only

Catchment – (15 minutes drive time)

- 80,500 population
- 34,500 households

Planning

The sites do not benefit from any planning permission or current allocation in the Local Plan.

Prospective purchasers are advised to make their own enquiries with South Kesteven District Council. www.southkesteven.gov.uk

The Council is now preparing to review its Local Plan to 2041. As part of this review process the Council is asking for sites to be submitted through a “Call for Sites process”. Full details can be found at <http://www.southkesteven.gov.uk/index.aspx?articleid=15133>

Services

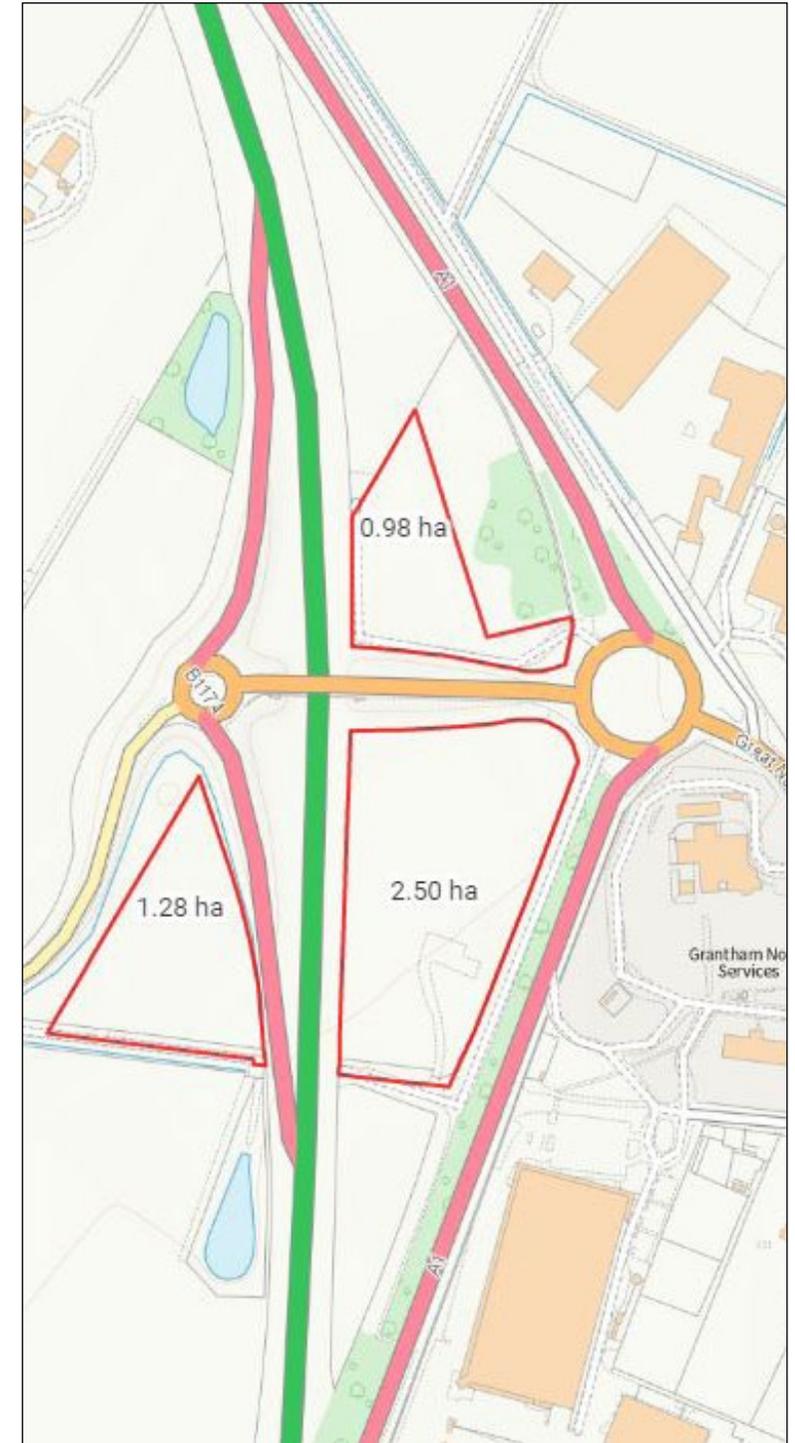
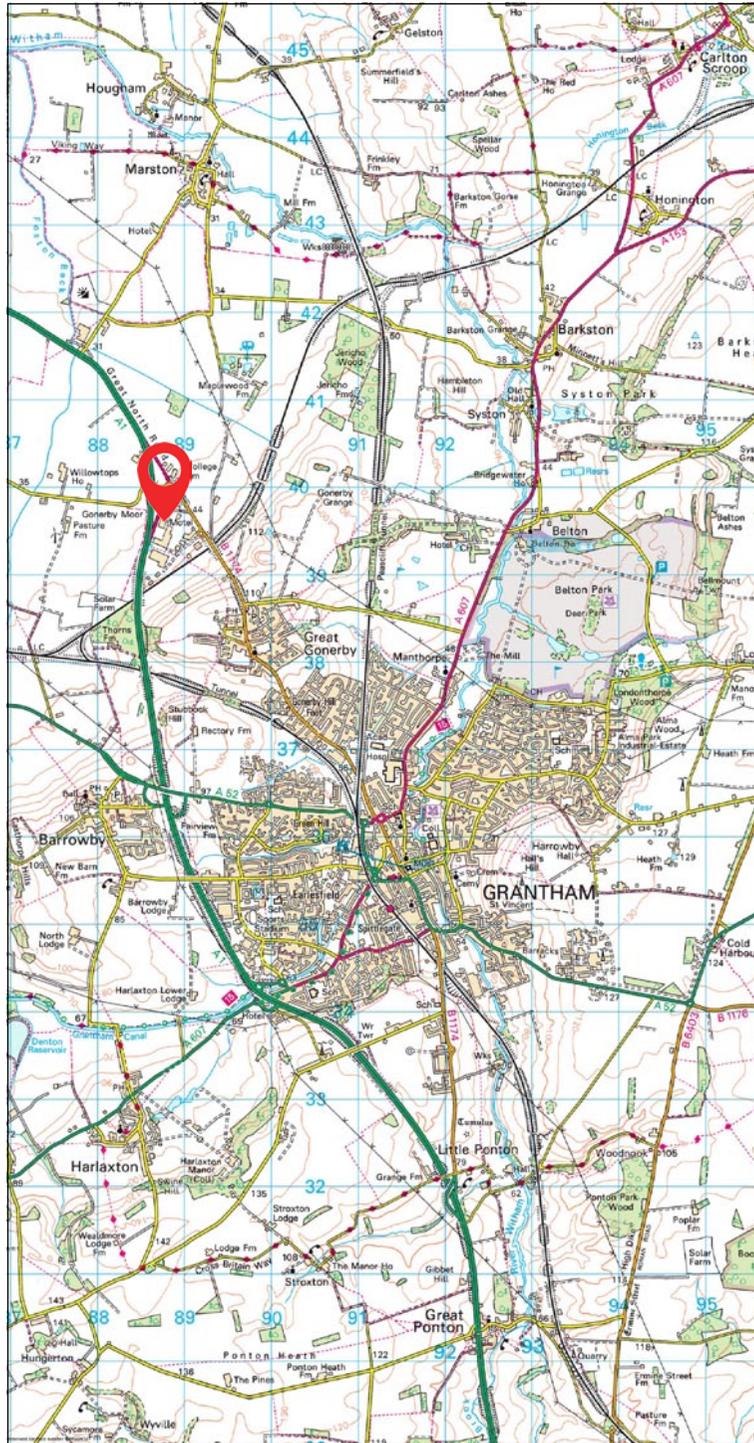
The site is offered as seen and prospective buyers are advised to make their own enquiries with the relevant service providers.

Tenure

The site is offered freehold with vacant possession on completion. Full title information will be provided within the legal pack.

VAT

Bidders to assume VAT is payable on the acquisition costs.



Method of Sale

Conditional or Unconditional offers are invited for the freehold interest of the site by way of informal tender. The site can be sold as one or as individual Lots.

Viewings

Briefing meetings can be arranged with interested parties. The sites can be viewed from various points along the site boundaries or from the existing highways access points.

Contacts

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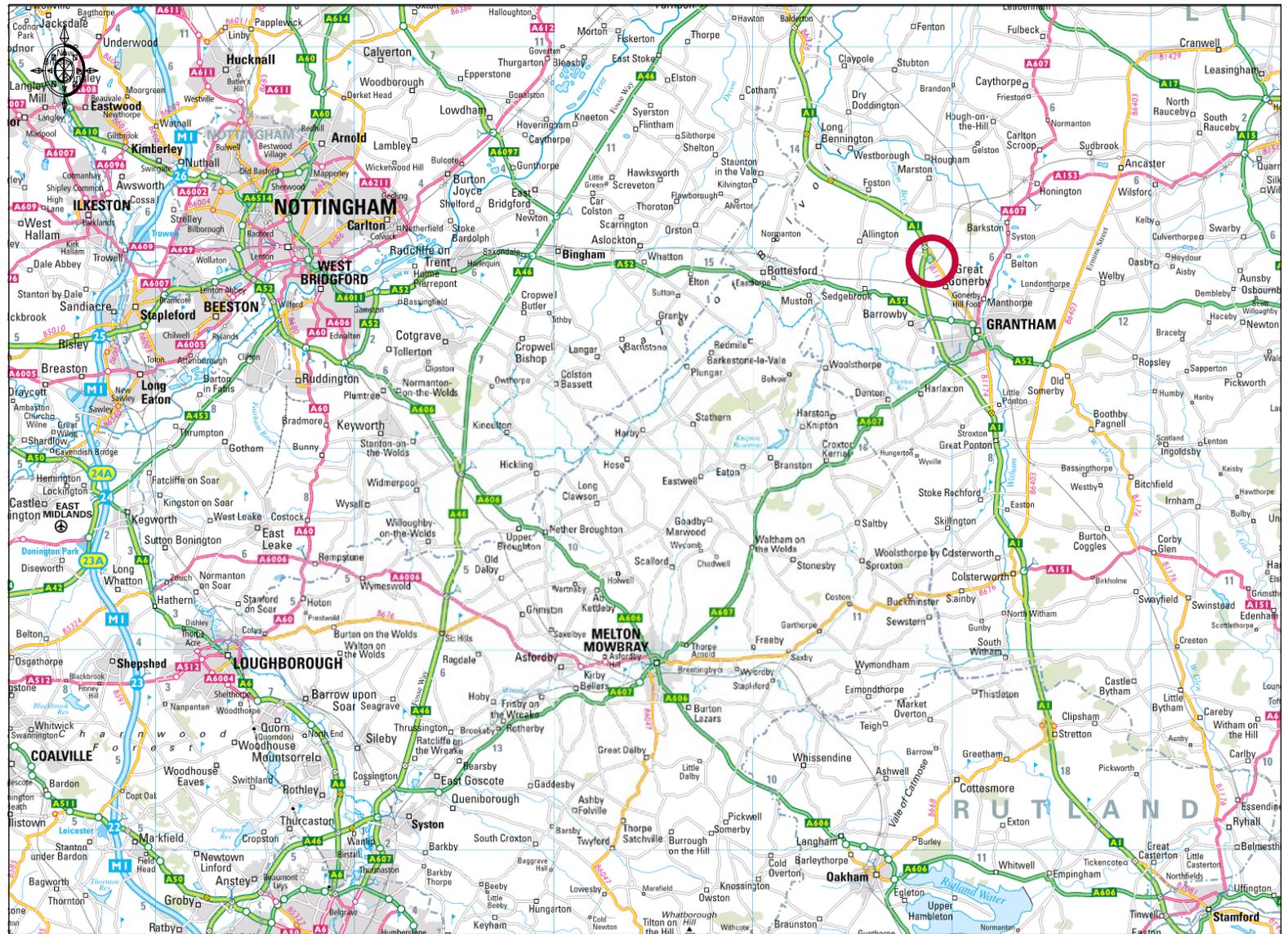
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