



Connells

Brook Street
Grantham



Property Description

DEVELOPMENT OPPORTUNITY NOT TO BE MISSED!! A freehold residential conversion opportunity with additional outbuildings and off street parking. A former antiques shop with living accommodation above now stripped out and conversion ready for six apartments. 3 x 2 bed apartments and 3 x1 bed apartments. These great sized apartments benefit from period features and great sized open rooms with high ceilings. Situated in the heart of the Grantham town centre providing walking distance to shops and local amenities and superb transport links and amenities to include walking distance to the train station (London 1 hour approx) Approximate total floor area approx 4,130 sqft

A rare and fantastic opportunity to acquire a freehold town centre residential conversion with planning approved for 3 two bedroom apartments and 3 one bed apartments with the opportunity for further development on site.

This property has a Guide Price £425k to £475K

The development comes complete with Building regulation drawings, Structural reports and Building Inspector approval and Approval of Details Reserved By Condition for the Joinery, Materials and Sound Insulation.

These plans do not include the garage building or land so there is further opportunity for further planning.

This property has full planning permission. It also has been signed by an inspector for the conditions along with full building regulation drawings and signed off by an inspector so work can be carried

out at your earliest convenience. Please ask our Grantham office for more information.

Further detailed information and architect drawings can be found with the following planning;

[linkhttp://www.southkesteven.gov.uk/index.aspx?articleid=8170#/application/s22%2F1616/documents](http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/application/s22%2F1616/documents)

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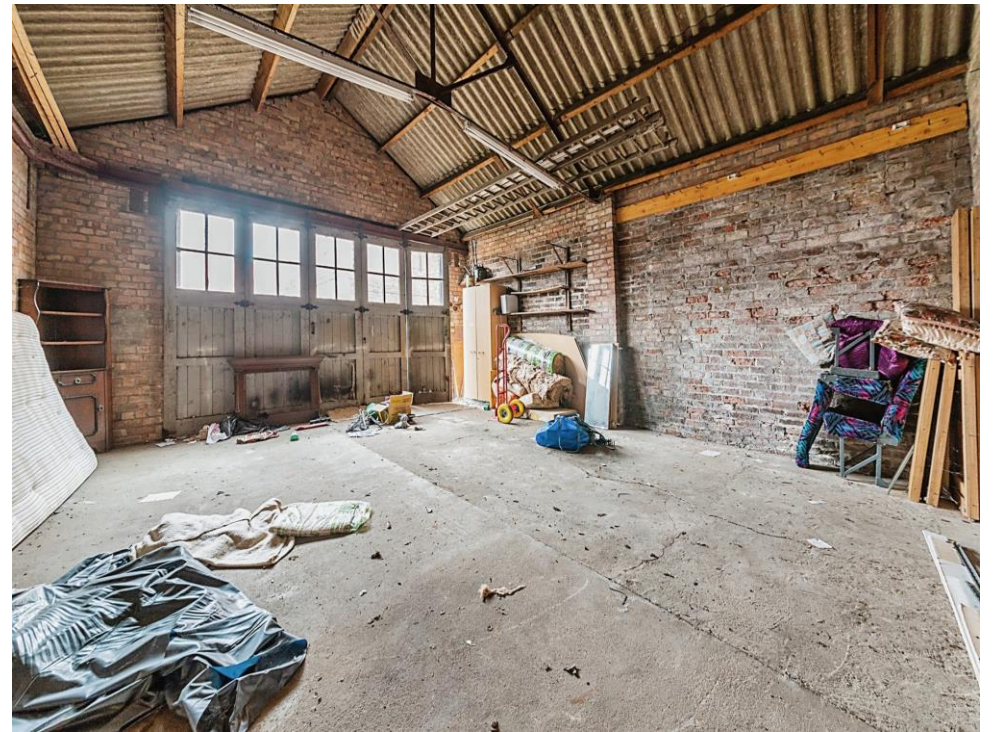
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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/GRM307851



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: GRM307851 - 0012