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Connells

High Street  
Grantham



## Property Description

Offered for sale is the first floor, with a dedicated ground floor entrance at the front of the building of 52-53 High Street, Grantham which has planning permission granted for a residential conversion incorporating 9 flats (7x 1 beds & 2x 2 beds). A new lease will be set up, with further information available within the legal pack. The proposed development represents a fantastic opportunity for an investor to either develop and sell on the units, or develop and retain the units as a rental investment. The planning is for the change of use – commercial, business and service uses to dwelling houses, Class C3. Grantham is a thriving market town offering an abundance of amenities, including supermarkets, eateries, medical & educational facilities and independent businesses. The town is situated for convenient access to road networks, A1 & A52, whilst also benefiting from its own train station, with London being easily commutable. The site being No 52-53 High Street is set within the Grantham Conservation Area and is immediately adjacent to the grade II listed.

## Planning Permission

South Kesteven District Council  
S25/1857

Conversion of commercial premises to residential use

## Accommodation

Ground Floor: independent access leading to the first floor

First Floor: proposal for the creation 9 flats (7x 1 beds & 2x 2 beds)

Broadband: Standard, superfast show as available

Mobile Coverage: EE, Three, O2 and Vodafone show as available

## Epc - Commercial

E 653 sq.m information taken from the EPC

## Agent Notes

GUIDE PRICE: £250,000

AUCTION DATE: TUESDAY 10th March 2026

BIDDER REGISTRATION: BY 2pm MONDAY 9th March 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

The seller has advised that the buyer will be required to fill in a 'certificate to disapply the option to tax' declaring that they intend to develop into residential flats and supply this to the seller's solicitor ahead of completion, then VAT will not be required to be charged on the sale. Buyers are to rely on their own enquiries.

## Tenure

See legal pack for further information.

The property will be offered with a new 200-year lease with a zero ground rent.

## Viewings

Connells, 2 Watgate, Grantham, Lincolnshire, NG31 6PR. Tel:

Email: By arrangement with the auctioneers - please see important advice for viewers on page 19 of this catalogue

## Information

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 10th March 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

### CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

### Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction

and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

## Guide Price And Reserve Price

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

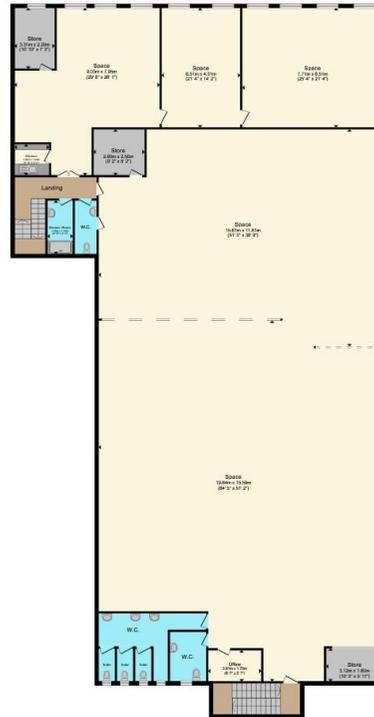
### NOTE

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer.









## Floor Plan

Total floor area 641.0 m<sup>2</sup> (6,900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
GRANTHAM NG31 6PR

EPC Rating: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309456](http://connells.co.uk/Property/GRM309456)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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: GRM309456 - 0003