



BANKS LONG&Co

DEVELOPMENT SITE - STP, GORSE ROAD,
GRANTHAM, NG31 9LH

- Potential Development Site - STP
- 0.40 hectares (1.00 acres)
- Established residential location
- ½ a mile to the north east of Town Centre
- Freehold with vacant possession
- Cleared site ready to develop - STP
- **FOR SALE**



LOCATION

The property is located in a well-established residential area on Gorse Road, about ½ a mile to the east of Grantham Town Centre.

Grantham is an historic market town with a population of circa 38,000. It is ideally situated for access to the A1 trunk road, providing easy access to Nottingham and Peterborough and has regular train services to London Kings Cross, via the East Coast main line.

SITE

The former care home on the site, has now been demolished, leaving a cleared site that is roughly rectangular in shape and extends to about 0.40 hectares (1.00 acres). It has a frontage to Gorse Road of 84 m (276 ft) and a site depth of 48 m (157 ft).

It is located in an area that is residential in character a short distance from the Town Centre.

EPC – Not applicable.

SERVICES

All mains services are available in the vicinity of the site, but interested parties are advised to make their own enquiries of the utility providers to ascertain the exact location and capacity of each supply in the area.

RATING/COUNCIL TAX

Not applicable as now a cleared site.

TENURE

Freehold with vacant possession on completion.

GUIDE PRICE

£500,000

TOWN AND COUNTRY PLANNING

Prior to demolition in 2014 the site housed the 31 bed Chandos House Care Home. Since its demolition, the site has been unused.

In our view the site would (subject to the receipt of the necessary planning permission) be suitable for a variety of residential uses including private housing falling within Use Class C3 (Dwellinghouses), a care home or nursing home, falling within Class C2 (Residential Institutions) and a Clinic or Health Centre falling within Class D1 (Non-Residential Institutions) of the 1987 Use Classes Order 1987 (as amended).

The site is not situated within a Conservation Area.

METHOD OF SALE

The property is being offered for sale by way of Private Treaty.

Offers are invited on either an unconditional or conditional basis, with the former being preferred, but the latter considered.

In the case of a conditional sale the purchasers will be required to pay a non-returnable deposit on exchange of contracts and will have a tight timetable within which to work up, submit and secure a satisfactory planning permission.

VAT

VAT may be chargeable in addition to the sale price at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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