

LAND FOR SALE IN GRANTHAM

LAND OFF COLD HARBOUR LANE, GRANTHAM, NG31 7TP

INVESTMENT LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED NEAR SLEAFORD, NOTTINGHAM, PETERBOROUGH, THE A52, A607 AND A1



A rare opportunity for investors to acquire a block of strategic land on the outskirts of Grantham, ideally sized for paddock conversion or amenity use. The site is surrounded by dense residential housing and may accordingly be considered to benefit from some considerable 'hope-value' for future development. With rising land values, these lots offer buyers a strong long-term capital investment.

The land's development potential is partly due to a considerable lack of housing in the district and more significantly a shortfall of 646 affordable homes per year. Grantham accounts for 44% of this shortfall - the largest deficit in the district.

This shortfall has led to Grantham being identified as having significant potential for growth and new housing developments. This is supported by the town's recognition as a New Growth Point, where it was awarded £7 million in growth funding for development over the next 10 years and beyond. With a considerable lack of housing, expansion of this scale cannot occur without the development of Greenfield sites.

The land is exceptionally located on the eastern edge of Grantham; a modern town that is highly populated and which serves as a central hub to many of the surrounding towns and villages. These, together with the larger cities of Nottingham and Peterborough, can be easily reached by a superb network of transport links, with Grantham perfectly located on the A1 trunk road that connects the site with London.

The site is available freehold as a whole or in lots. See back page for a full list of available lots, sizes and prices.

TRAVEL

- ◆ 0.4 miles to the A52
- ◆ 0.9 miles to Grantham Train Station *
- ◆ 1.4 miles to the A607
- ◆ 1.9 miles to the A1

* Journey Times: 12 mins to Newark; 19 mins to Peterborough; 25 mins to Sleaford; 31 mins to Doncaster; 37 mins to Nottingham; 1 hr 9 mins to Leeds; 1 hr 9 mins to London Kings Cross

LOCATION

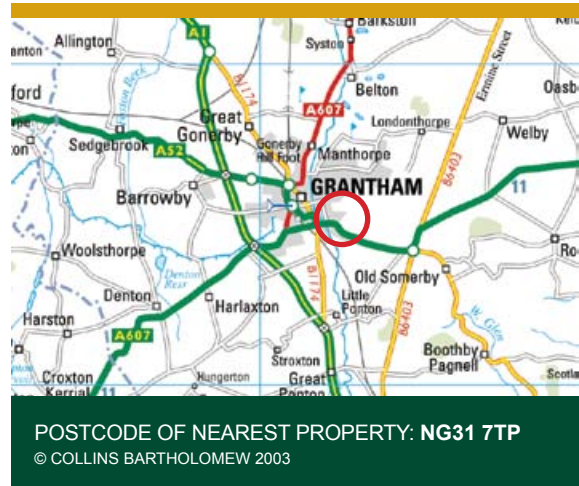
- ◆ On the edge of Grantham
- ◆ 4.2 miles to Allington
- ◆ 6.9 miles to Hough-on-the-Hill
- ◆ 8.4 miles to Caythorpe
- ◆ 10.6 miles to Sleaford
- ◆ 13.7 miles to Bourne
- ◆ 14.1 miles to Newark-on-Trent
- ◆ 22.9 miles to Nottingham
- ◆ 27.6 miles to Peterborough
- ◆ 27.8 miles to Lincoln

Grantham is a market town within the South Kesteven district of Lincolnshire that lies to the south of Lincoln and east of Nottingham.

The town has a substantial infrastructure and commuter element to support its large and expanding population. It is home to a wide range of local amenities that are easily accessible from the site including numerous shops, a post office, grammar schools and colleges as well as the Grantham & District Hospital.

The district of South Kesteven is the second largest in Lincolnshire. The A1 passes through it as does the East Coast Main Line. Both of these contribute to house prices in the area, which are the highest in the county. This has led to the district as a whole having one of the fastest-growing housing markets in the whole country.

Good transport links to Newark, Nottingham, Peterborough and even more increasingly London, attract people to live in Grantham yet work in a larger city. The town's grammar schools also attract pupils from nearby towns and villages.



The city of Nottingham can be quickly and easily reached by road or rail and is the seventh largest urban area in the UK; home to the headquarters of many large and well known companies.

Nottingham is progressively changing from an industrial city to one based largely in the service sector. It has one of the highest GDP per capita in the country and in 2007 was fifth in the retail shopping league of England.

There are two main shopping centres in Nottingham and numerous smaller shopping areas in development. These new developments will increase the shopping sales area by 28%.

Tourism is becoming an increasingly significant part of the area's economy with many visitors attracted by its nightlife, shops and history. This has led to Nottingham being touted by DK Travel as one of the Top 10 cities in the world to visit.

Nearby Peterborough has expanded greatly to help house London's overspill. It continues to see significant growth and a £1 billion redevelopment of the city centre and surrounding areas is underway.

The city is currently experiencing an economic boom compared to the rest of the UK, believed in part to be due to this regeneration plan.

Grantham is surrounded by superb transport links. The nearby A52 connects the site with Nottingham, whilst the A607 leads to Leicester. The A1 links the site with London and Edinburgh and several towns and cities in-between.

Grantham train station is just a short walk from the site and offers direct trains to many nearby towns and to London in just over an hour.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

AFFORDABLE HOUSING NEED

Fordham Research, experts in the assessment of housing need and viability, were commissioned to carry out a Housing Needs Assessment for South Kesteven district. The study was designed to assess the future requirements for both affordable and market housing.

Overall, the study summarizes that the need for additional affordable housing is significantly greater than the level of estimated new dwellings in the District.

There is currently a shortfall of 646 units per annum, most notably in Grantham.

Due to an increasing population there will undoubtedly be pressure on the local housing market and an increasing demand for affordable housing, suggesting that this shortage will continue in the future.

The backlog of existing need suggests a requirement for 1,226 units per annum. **The total estimated supply to meet this need is less than 50% at 580 units per year - leaving a shortfall of 646 units per year.**

NET NEED FOR AFFORDABLE HOUSING			
Sub-area	Need	Supply	Shortfall
Grantham	436	152	284
District Total	1,226	580	646

The sub-area with the largest shortfall of affordable housing is Grantham, with a need of 436 units per annum (of the total 1,226) - the largest of any area.

Of these 436 units, only estimated supplies of 152 units are expected to meet this need, leaving a shortfall of 284 units per annum in Grantham.

Grantham accounts for 44% of the overall shortfall of affordable housing in the district.

HOUSING REQUIREMENT

The East Midlands Regional Plan housing requirement for South Kesteven is 16,800 dwellings during the period of 2001-2026.

The Regional Plan concentrates development in Grantham and identifies the town as one of two main areas in the region for new housing developments.

Grantham in particular has significant potential for growth, assisted by the town's recognition as a New Growth Point.

GRANTHAM FOR GROWTH PROJECT

In 2007 Grantham was awarded Growth Point Status and £7 million from Department of Communities and Local Government. Grantham's application set out a clear strategy for the town's growth and development over the next 10 years and beyond.

To do this Grantham must provide a wide range of housing, including affordable housing, and improve the attractiveness of the town centre as a retail destination and a place where people can relax and enjoy their leisure time. Successful delivery of the town's growth agenda will also ensure that it will become a successful business destination.

The priority for development remains the re-use of vacant or derelict sites and buildings in accordance with current national planning guidance.

However, these sites alone do not have sufficient capacity to accommodate all of the new housing or employment growth that has been identified for Grantham in the period to 2026; hence **expansion of this scale cannot occur without the development of Greenfield sites.**

South Kesteven District Council **plans to build 10,000 houses, much on Greenbelt land**, increasing the town's population from 38,000 to over 60,000. Doubling the population will require doubling the number of schools, shops and other services.

The developments planned on Greenbelt land are at Poplars Farm and on land between Spittlegate Levels and Somerby Hill.

Poplar Farm is a Greenfield site. A planning application for 1,800 dwellings, a local centre, school and link road has been submitted to the District Council. It is a prominent, sloping site, which is not classified as the "best and most versatile" agricultural land. Policy states that "little significance" should be attached to the loss of poorer quality land.

Land between Spittlegate Levels and Somerby Hill is a mix of Brownfield and Greenfield land: the Greenfield part of the site forms the majority.

The overall development is likely to provide up to 4,000 new homes alongside new local shops, schools, open space and community facilities. A new relief road will be provided as part of the development.

Grantham's town centre is prime for regeneration and has great potential to grow and develop.

EQUESTRIAN

Lincolnshire is known for its rich Equestrian heritage which still remains one of the best destinations in the country for equestrian activities thanks to the extensive network of bridleways.

The local area is home to many equestrian centres, riding schools and livery yards each unique in providing excellent facilities and services for the horses and riders, the majority of which surround the town of Grantham.

The nearest equestrian centres to the land for sale are situated in Caythorpe and Hough-on-the-Hill both accessible within a short distance. They boast locations within the picturesque countryside and provide facilities to meet the needs of any horse enthusiast, along with the focus of providing a variety of riding opportunities for novice riders.

The Paddocks Riding Centre in Hough-on-the-Hill is a small yard, helping riders develop at a pace that suits their individual needs.

A larger range of facilities are available at Elms Farm Equestrian Centre in Caythorpe include stables, a 70m x 50m competition arena, warm-up arena, a large outdoor arena and an additional indoor arena which all host numerous competitions throughout the year.

Arena UK situated in Allington, to the north-west of Grantham, is home to a large showground that hosts regular prestigious championships each year, including show jumping and dressage events. This can be reached within 4.2 miles from the land and provides all the facilities that a horse lover would require.

To accompany these excellent local facilities, Lincolnshire and the area around Grantham are home to a number of extensive bridleways, the longest of which is over 100 miles. The closest bridleway to the land is situated just outside Barkston, which offers beautiful scenery along the River Witham.

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

ACCESS

Access to the lots is off Cold Harbour Lane via an established track which also serves Beacon Cottage. All lots benefit from full vehicular access via an 8m easement (*shown blue on the site plan*).

LAND VALUES

The latest RICS Rural Land Market Survey reports that **farmland prices increased by 11% in the last 6 months of 2011 resulting in an annual increase of 19% in land values.**

Looking ahead, **surveyors expect the current trend in rising land prices to continue.**

Land prices are predicted to increase by up to 10% in the first half of this year alone.

Farmers looking to expand are expected to compete fiercely with investors for land as it becomes more well-known as an asset class with a proven track record of capital growth.

While economic turmoil prevails in financial markets, land is still regarded a safe haven for investment particularly in the context of other asset classes. **The capital value growth of UK farmland is forecast to outperform most commodity markets.**

LOCAL AUTHORITY

South Kesteven District Council
St Peters Hill
Grantham
NG31 6PZ

PLANNING

The land is designated as Open Countryside and any development would be subject to the appropriate planning permission.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession. This site is owned by the owner of Vantage Land. This land is being marketed on behalf of Barkway Land Ltd (in Liquidation).

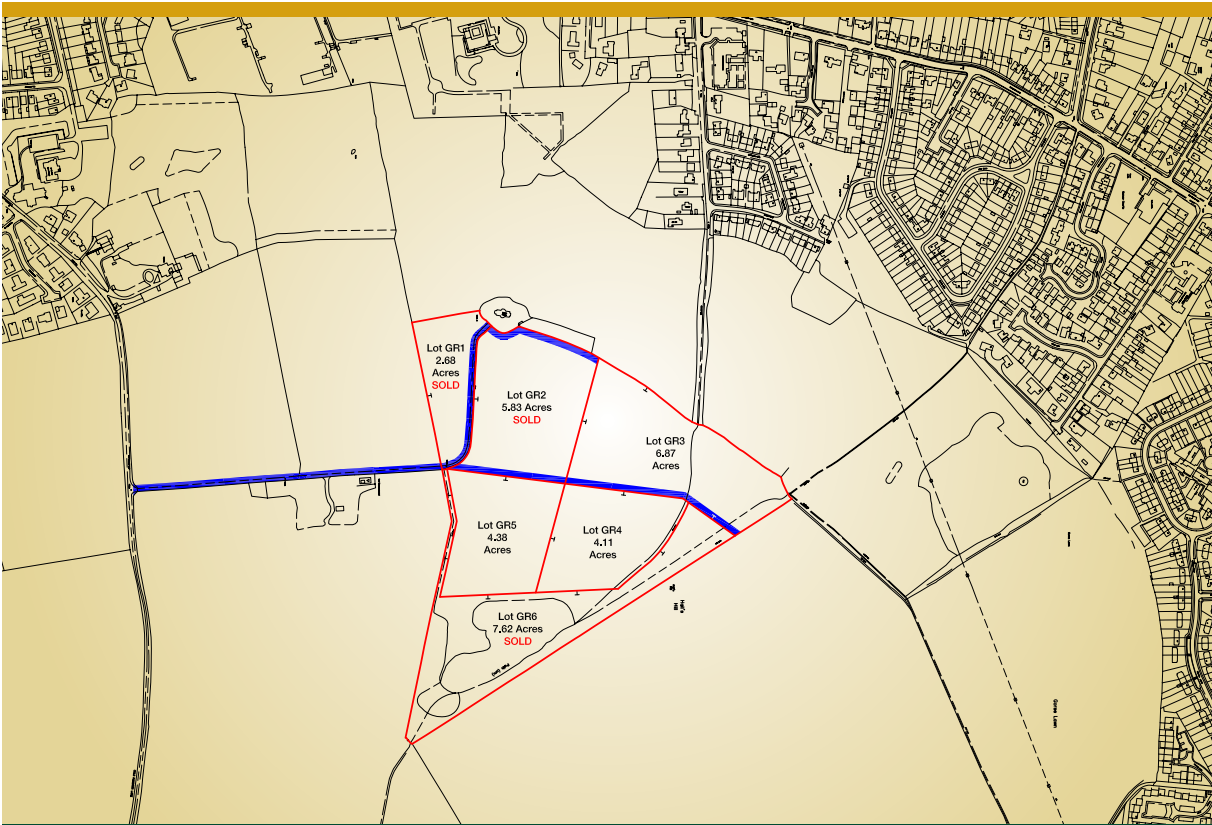


Established track off Cold Harbour Lane

GUIDE PRICES

The site is available freehold as a whole or in lots.

Lot GR1:	2.68 acres	SOLD	Lot GR4:	4.11 acres	Guide Price: £37,000
Lot GR2:	5.83 acres	SOLD	Lot GR5:	4.38 acres	Guide Price: £39,000
Lot GR3:	6.87 acres	Guide Price: £55,000	Lot GR6:	7.62 acres	SOLD



SITE MAP
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