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LAND FOR SALE ON COLD HARBOUR LANE, GRANTHAM

LAND ON COLD HARBOUR LANE, GRANTHAM, NG31 7TW

LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED NEAR GRANTHAM WITH EASY ACCESS FROM ALLINGTON, NOTTINGHAM, PETERBOROUGH, THE A52, A607 AND A1



An opportunity to purchase a parcel of land ideally sized for paddock conversion or amenity use. The land for sale totals approx. 24 acres of productive arable land which could be easily seeded to grass. Predominately flat, all lots benefit from excellent access off Cold Harbour Lane by an established and well used track that also leads up to Beacon Cottage.

The sale of these lots also offers buyers a long-term capital investment due to their exceptional location, infrastructure and superb network of transport links; making the site easily accessible from nearby towns and villages.

The site lies 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 picturesque and historical towns and villages. These, together with the larger cities of Nottingham and Peterborough, can be easily reached by rail or road, with Grantham perfectly located on the A1 trunk road that connects the site with London.

The local area boasts a strong equestrian influence providing a variety of facilities with many livery yards, riding schools and bridleways close by.

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

Lot 1: 3.84 acres SOLD

Lot 2a: 3.98 acres SOLD

Lot 3a: 4.05 acres SOLD

Lot 4a: 4.10 acres SOLD

Lot 5a: 3.89 acres Guide Price: £26,000

Lot 6: 4.01 acres SOLD

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

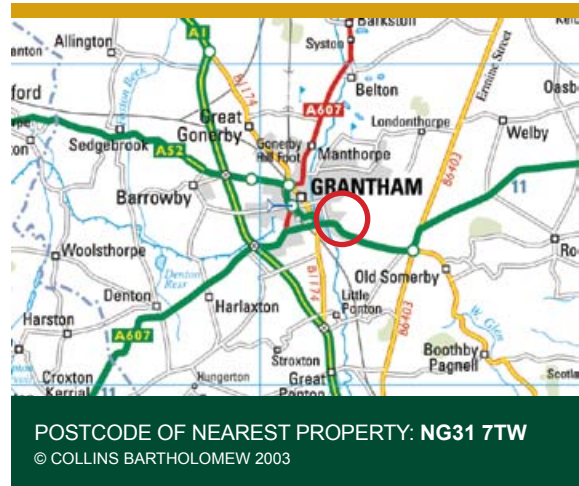
- ◆ On the edge of Grantham
- ◆ 4.2 miles to Allington
- ◆ 6.9 miles to Hough-on-the-Hill
- ◆ 8.4 miles to Caythorpe
- ◆ 10.6 miles to Sleaford
- ◆ 13.7 miles to Bourne
- ◆ 14.1 miles to Newark-on-Trent
- ◆ 22.9 miles to Nottingham
- ◆ 27.6 miles to Peterborough
- ◆ 27.8 miles to Lincoln

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.

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 gentle terrain, the extensive network of bridleways and the many traffic free country lanes.

Grantham is centrally located in Lincolnshire, surrounded by many rural towns and villages providing ample space for equestrian activities.

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.

ACCESS

Access to the lots is via an established track off Cold Harbour Lane which also serves Beacon Cottage. Full vehicular access is granted to all lots (*shown blue on the site plan*).

LAND VALUES

Land values rose by 6.9% in the second quarter of 2010. This takes growth over the past 12 months to 19.7%.

Prices are being driven up by a continuing shortage of supply and increased interest from private individuals. Land values are predicted to rise by at least a further 10% over the next year.

This is supported by the forecast made by Savills, which states that farmland prices will increase by another 5-6% per year until 2015.

This growth continues the historic trend of land prices. In the last decade land values increased by 183%, compared with growth of just 32% for prime country houses and a 22% drop in the value of the FTSE 100 share index.

LOCAL AUTHORITY

South Kesteven District Council
St Peters Hill
Grantham
Lincolnshire
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.

VIEWING

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

