

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

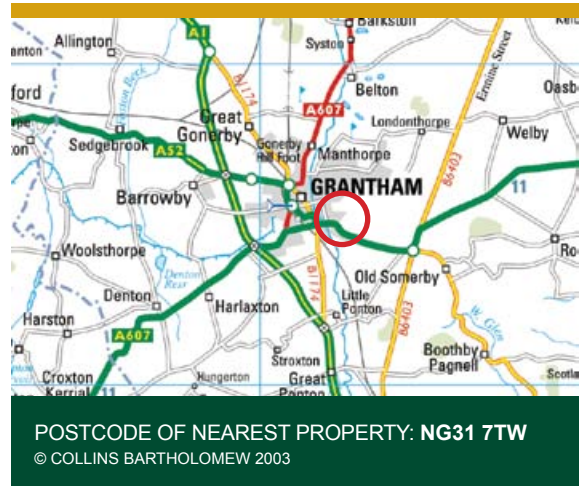
- ◆ On the edge of Grantham
- ◆ 2.9 miles to Great Gonerby
- ◆ 8.0 miles to Stainby
- ◆ 13.7 miles to Bourne
- ◆ 14.1 miles to Newark-on-Trent
- ◆ 19.5 miles to Tallington
- ◆ 22.9 miles to Nottingham
- ◆ 27.6 miles to Peterborough
- ◆ 27.8 miles to Lincoln
- ◆ 28.6 miles to Leicester

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.

SPORTING ACTIVITIES

The surrounding areas are home to plenty of off-roading and sporting activities; the closest of which can be found in Great Gonerby, less than 3 miles from the site.

Gonerby Moor MX Track is a motocross track suited to all abilities ranging from kids to adults and novice to expert. It is run and marshalled by experienced and friendly people so that you get the best days riding possible.

The track is sessioned according to ages and abilities to ensure you get as much track time as possible. The Track itself is a combination of Whoops, Table tops, Berms, doubles and more. The jumps are also made suitable for the less confident rider, so you can progress at your own speed.

Elsewhere, the East Midlands Off-Road Club, Lincolnshire Land Rover Club, North West Lawnmower Racing Association and Northern Off-Road Club (amongst others) all hold events at the former Stainby quarry.

Nearby Bourne continues to be closely connected with the motorsport industry. Pilbeam Racing Designs, a British company which designs and constructs racing cars, are based in the town.

Tallington Lakes Leisure Park is a short drive from the site. Set within 205 acres and surrounded by mature trees and pleasant countryside, Tallington Lakes is an activity centre like no other.

Facilities include; off-road karts raced on two purpose built tracks with twist, turns, bumps and jumps; five separate water zones for wakeboarding, water skiing, tube riding and kneeboarding; dry ski slope for skiing, snowboarding and tobogganing all year round; and much more for the activity enthusiast.

Further afield lays Langar Karting and Quad Centre outside Nottingham, whilst planning permission was granted in October 2009 to build a brand-new speedway track at Beaumont Park in Leicester.

ACCESS

Access is via an established track off Cold Harbour Lane. Full vehicular access is granted via the 8m easement (*shown blue on the site plan*). The land can be accessed either to the northern or southern boundaries

LAND VALUES

English farmland values rose by 5.4% in the first quarter of 2010. This takes growth over the past 12 months to 15.5%, according to the latest results of the Knight Frank Farmland Index.

The amount of land available for sale has already fallen by almost 20% so far this year. This continuing shortage of supply coupled with an increased interest from overseas buyers are driving up prices with land values predicted to rise a further 10% during the rest of 2010.

LOCAL AUTHORITY

South Kesteven District Council
St Peters Hill
Grantham
Lincolnshire
NG31 6PZ

Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

PLANNING

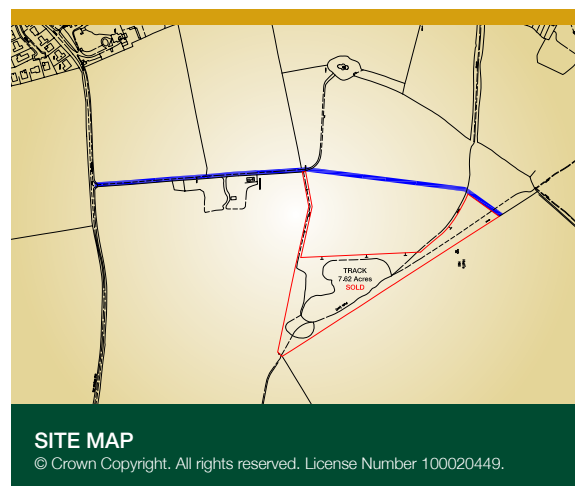
The land is designated as Open Countryside and any development would be subject to the appropriate planning permission.

METHOD OF SALE

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

VIEWING

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





Established track off Cold Harbour Lane



Track on Hall's Hill



Jumps at the track on Hall's Hill



Aerial photograph of the track on Hall's Hill