

# POTENTIAL MIXED USE DEVELOPMENT OPPORTUNITY

Subject to Planning

## GONERBY MOOR

Grantham, NG32 2AB

## FOR SALE

- Site Area 80.677 hectares (199.358 acres)
- Strategically located adjacent to the A1 and Gonerby A1 Triangle
- Excellent prominence and access to the National road transport network
- Site allocation for a range of employment uses, subject to planning permission





## LOCATION

Grantham is located in the district of South Kesteven in Lincolnshire, approximately 25 miles east of Nottingham, 38 miles north-west of Peterborough and 112 miles north of London.

The town occupies a strategic position adjacent to the intersection of the A1 and A52 dual carriageways, which provide Grantham with immediate access to excellent north-south and east-west communication routes. The A1 provides direct access to London to the south and the A52 provides direct access to Nottingham and the M1, linking the town to the national motorway network, 25 miles east.

Grantham benefits from excellent rail communications, lying on the East Coast Mainline and has a fastest journey time of just over one hour to both London and Leeds.

The closest airport to Grantham is East Midlands, approximately 35 miles west of the town. East Midlands Airport serves approximately 90 destinations worldwide and 4.2 million passengers annually. The airport is also one of the UK's principal freight hubs, being the second largest cargo airport in the UK after Heathrow. The deep water Humber Ports of Hull, Immingham and Grimsby are also easily accessible to the north east via the A1 and A46.

## SITUATION

The Property is situated in an established industrial and distribution location in Gonerby Moor, to the north-west of Grantham town centre. The area is known as the A1 Triangle due to its position in between the A1 and the Great North Road (B1174) off which access is gained to the Property.

In addition to distribution, there are a variety of surrounding uses in the A1 Triangle, including the Downtown Retail Park with a Boundary Mill outlet store, garden centre, furniture store and travel superstore and a Moto service station. There is also a BP garage and Travelodge, an agricultural machinery dealership and a waste transfer station. There are also a number of other commercial occupiers including Brake Bros, DLS Plastics, Tegometall and Treasure Transport Services.





## SITE DESCRIPTION

The site lies to the north east of the Great North Road (B1174) being broadly rectangular in shape, bounded to the south, north and east by neighbouring agricultural land.

The topography is general level with the service road intersecting the site on the south/north axis.

## SITE AREA

The site area measures approximately 80.677 hectares (199.358 acres).

## PLANNING

The land has been identified within the Site Allocation and Policies Development Plan Document, Adopted 17 April 2014, which forms part of the South Kesteven Local Development Framework.

The land is identified as being suitable for a range of employment uses, and recognised as an important employment area immediately adjacent to the strategic road network with potential for rail link connectivity.

The Council is keen that the important role played by Gonerby Moor in the local economy continues, but would not wish further development here to be to the detriment of the economy of Grantham and the ability of Grantham to deliver the employment opportunities which are identified within the Grantham Area Action Plan.

Any future development at Gonerby Moor should therefore complement existing and proposed employment provision in Grantham, by addressing specific locational requirements of employment uses which cannot be met by land or premises in Grantham.

In view of the above, we would consider the site has potential to accommodate B1, B2 and B8 uses, subject to planning.

## TENURE

Freehold with vacant possession.

## PRICE

Offers invited both on the basis of an outright purchase or Joint Venture.

## VAT

We are advised that the site has not been VAT elected.

Each party are advised to bear their own legal costs in connection with this transaction.

## VIEWING

Strictly by appointment only with the Sole Agent Savills.

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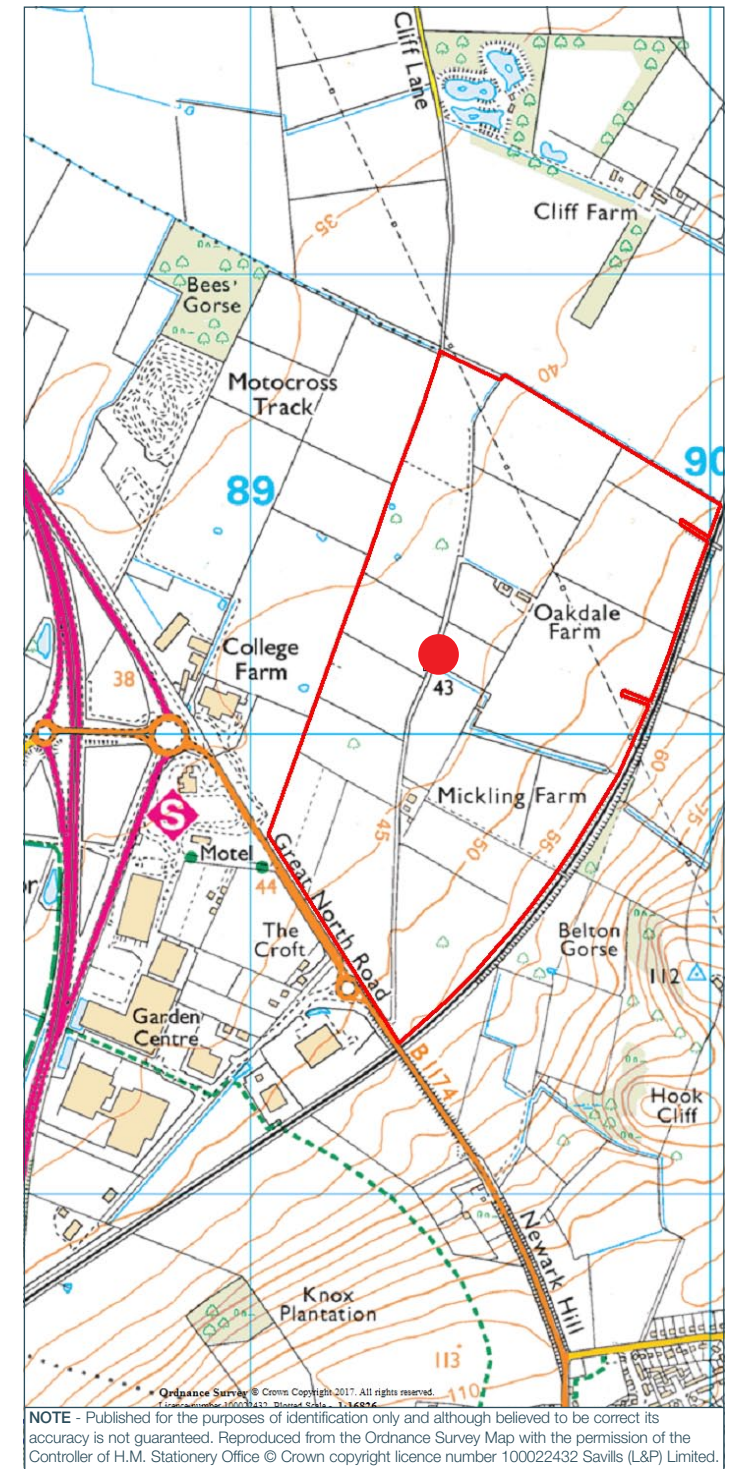
### Savills

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