



Bairds Malt site - Springfield Road, Grantham

6.23 acre development site -
Grantham

On line Auction Guide £1,400,000
(unconditional)

6.23 Acres (2.52 Hectares)

- 44 meter height precedent set from Maltings building
- Planning and demolition reports available upon request
- Mixed commercial and residential area
- To be sold by on-line Auction
- Unconditional Purchase only. Conditional bids not considered

Summary

Size - 6.23 Acres
Price - Auction Guide £1.4m
Business Rates - N/A
Legal Fees - Both parties will be responsible for their own fees
VAT - To be confirmed
EPC - Not Applicable. Buildings likely to be demolished

Description

The property lies within an area which is under considerable change close to existing amenities. Although it has long been part of an established employment area, redevelopments in the vicinity (shown on the aerial photo above) are rapidly changing this area to one of a more mixed-use character. An area 10m x 10m is excluded at the north east of the site for a self-contained aerial.

A planning report and desk top environmental and geotechnical report are available for interested parties together with a demolition quote. The planning report shows that the site has potential for redevelopment for employment / residential / hotel+ leisure or retail + food/beverage uses or a mix of such uses.

Location

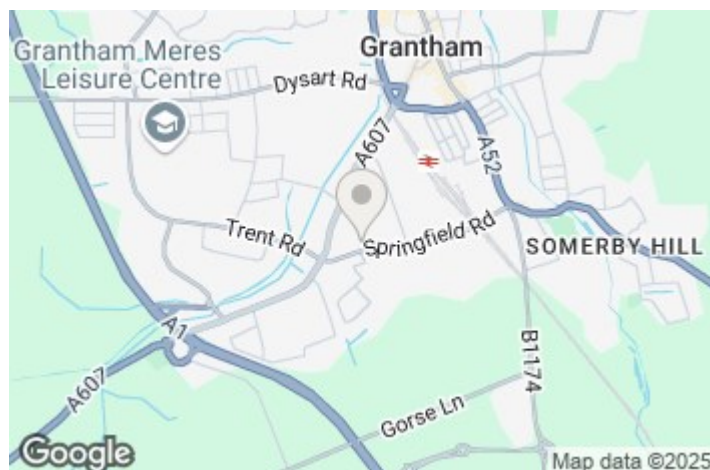
Grantham is a market town with a resident population in the order of 38,000 serving a large catchment area. The town is well served with excellent road and rail links. The surrounding larger centres of Nottingham and Lincoln are both within an hours drive.

Accommodation

The accommodation comprises the following areas:
The existing Maltings buildings comprise a total of 72,980sqft / [6,780 sqm] with a prominent mill building (pictured) of approx. 44m equivalent to a (13/14) storey block of flats/offices. There is thus considerable scope on any redevelopment to exceed the current floor space.

Terms

To be sold by On-line Auction - Auction Guide £1.4m



Viewing and Further Information

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Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.