



# **GOLDINGS**

Chartered Surveyors

## **A MAJOR AUCTION of**

**TOWN SHOPS**

**COMMERCIAL/INDUSTRIAL SITE**

**TOWN HOUSE**

**COUNTRY COTTAGES**

**OR MODERNISATION**

**TOWN CENTRE DEVELOPMENT SITE**

**LOTS**

## **AUCTION**

**17th February, 1992**

**unless sold privately beforehand**

105 High Street,  
Grantham,  
Lincs. NG31 6NE.  
Tel. (0476) 590211  
Fax. (0476) 590998

## A WIDE VARIETY OF PROPERTIES

- LOT 1      1.12 ACRE DEVELOPMENT SITE  
Close to A1 Trunk Road and Main Road;  
Ideal for New Industrial Development.
- LOT 2      124 HARLAXTON ROAD, GRANTHAM  
A substantial Town House in need of  
modernization.
- LOT 3      51 & 51A LONDON ROAD, GRANTHAM  
A Town Centre Shop Property close to  
New Safeway Supermarket, with good  
Workshop behind and living accommodation  
over. *vacant possession*
- LOT 4      28 & 29 SWINEGATE, GRANTHAM  
Two period properties for refurbishment  
or redevelopment in this conservation  
area.
- LOT 5      THE COACH HOUSE, ERMINE STREET, ANCASTER,  
NR. GRANTHAM.  
Unique Stone Barn conversion, suitable  
for imaginative renovation in village  
location.
- LOT 6      'DORMILLA' HIGH DYKE COTTAGES, GREAT PONTON,  
NR. GRANTHAM.  
Unmodernized semi-detached country cottage  
in open aspect adjoining LOT 7.
- LOT 7      'SHANGRI-LA' 4 HIGH DYKE COTTAGES,  
GREAT PONTON, NR. GRANTHAM.  
Part modernized semi-detached country  
cottage adjoining LOT 6 with rural fields  
and woodland behind, not isolated.

TO BE SOLD BY AUCTION

BY

G O L D I N G S

AT

THE KINGS HOTEL  
NORTH PARADE, GRANTHAM

ON

THURSDAY, 27TH FEBRUARY 1992

AT 2.30 P.M.

## GENERAL REMARKS

This is the first Auction of Properties to be held in Grantham for some months and offers a wide choice of opportunities for the DEVELOPER, INVESTOR OR OWNER/OCCUPIER.

GRANTHAM AREA is a thriving area with lower than average unemployment, but is able to provide work in a wide range of occupations, including Professional Office and other types of work for Industrial and Skilled jobs.

Grown up with its wide rural market connections, but now offering great scope for the entrepreneur with availability of employment in a wide field of Industry and Commerce.

There is good road and rail facilities at the junction of the A1 and A52 Trunk Roads with Rail Service to London/Kings Cross one hour. Lincoln, Boston, Nottingham and Leicester are within 50 miles.

There are excellent Leisure and Recreational facilities in the area with choice of Golf Clubs, A New Sports Stadium and also Arts/Theatre Centres, Local Cricket and Soccer and the National Water Sports Centre at Holme Pierrepont and Recreational facilities of the Renowned Rutland Water, all within easy distance.

- TENURE: All the properties are FREEHOLD.
- POSSESSION: Vacant possession of all the properties will be given upon completion.
- CONDITIONS: Conditions of Sale are available for inspection at the offices of the Vendors Solicitors and the Auctioneers for seven days prior to the sale, and purchasers are deemed to be in full knowledge of these whether or not they have inspected the same.
- PLANS: Whilst every care has been taken in the preparation of the plans on these particulars they are for identification purposes only.
- VIEWING: Strictly by arrangement with the Auctioneers.
- LOCAL AUTHORITIES: The South Kesteven District Council,  
Council Offices,  
St. Peter's Hill,  
Grantham, Lincs.
- The Anglian Water Authority,  
Aquis House,  
Waterside North,  
Lincoln.

PSK  
 PE }  
 PP }  
 PR }  
 PD  
 AS  
 AE  
 AP, AR, AS, RS  
 Withdrawn.

LOT 1

1.12 ACRES INDUSTRIAL DEVELOPMENT LAND

GONERBY MOOR

GUIDE PRICE:  
£60,000/£70,000

GRANTHAM

FRONTING MAIN ROAD  
 CLOSE A1 TRUNK ROAD AND  
 IMMEDIATELY ADJOINING A1 TRIANGLE BUSINESS PARK

This site currently has a bungalow on, but lends itself for development of Industrial or Warehousing for which consent exists on a composite plan for the area.

Situated about two miles West of Grantham and immediately close to the Important A1 Roundabout with the access to North and South and A52 close by giving access East and West without passing through built up areas.

The Land is also close to the major retail Warehouse DOWNTOWN with the WELCOME BREAK MOTEL and the SERVICE AREA also close by.

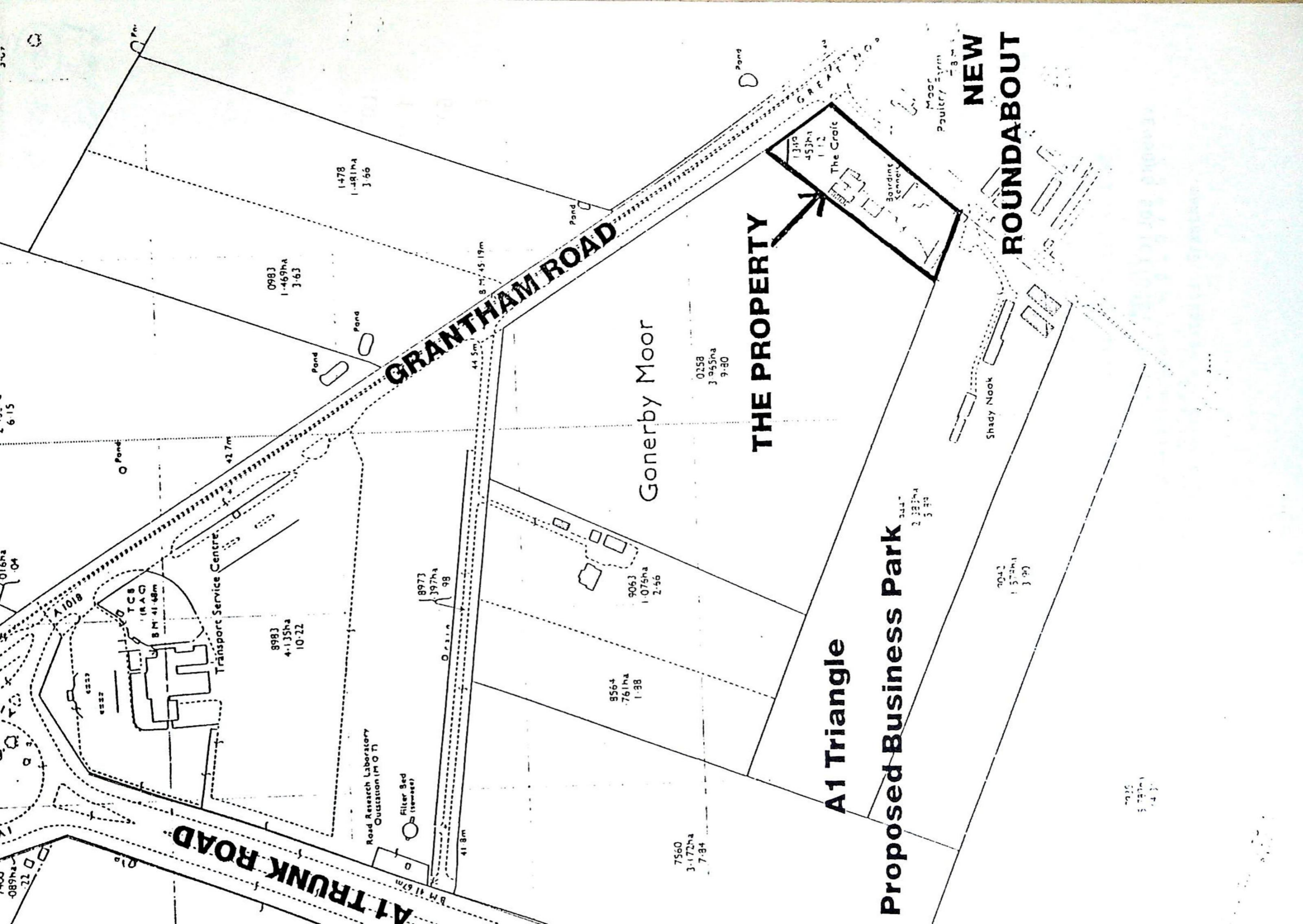
PLAN                      The plan on these particulars is  
                               for identification purposes only.

VIEWING:                By arrangement with the Agents  
                               G O L D I N G S.

SERVICES:              Mains water, electricity and drainage  
                               are connected to the site.

PLANNING:              Consent was granted on a composite  
                               application for about 90 acres, including  
                               the sale of Industrial and Warehousing  
                               dated the 27th February 1990 No.SK37/2181/88,  
                               copy of which is available from the Agents  
                               Office.

VENDORS SOLICITORS: Messrs. Thurston & Co,  
                               4 Wycliffe Street,  
                               Leicester, LE1 5LS.



**GRANTHAM ROAD**

**THE PROPERTY**

Gonerby Moor

**A1 Triangle**

**Proposed Business Park**

**NEW  
ROUNDABOUT**

**A1 TRUNK ROAD**

Transport Service Centre

Road Research Laboratory  
Outstation (MOT)

Filter Bed  
(sewerage)

The Grange

Shady Nook

Moat Farm  
Poultry Farm

0983  
1.469ha  
3.63

1478  
1.481ha  
3.66

8983  
4.135ha  
10.22

18973  
397ha  
98

8564  
761ha  
1.38

9063  
1.076ha  
2.56

0258  
3.255ha  
9.80

7560  
3.172ha  
7.84

3447  
2.323ha  
5.35

9042  
1.572ha  
3.90

9026  
5.227ha  
14.37

1310  
453ha  
1.12

TS, TT, TE, TM, TP, TN, TR, TI, TB  
Weston Burland

LOT 2

124 HARLAXTON ROAD

GRANTHAM

LINCS

Guide Price  
£20000/£25000

An ideal opportunity for the discerning buyer looking for a property with development and modernisation potential.

The property is well situated in this established residential area within a few minutes walking distance of the town centre facilities.

Walk back into a bygone era and view the many original features including superb attractive fireplaces, cornice, picture rails, high skirtings, spindle balustrade, cooking range and even gas light fittings to the first floor, all of which could be incorporated into a scheme of refurbishment to provide a substantial comfortable family home of character.

Built of brick under a slate roof and comprising -

ENTRANCE HALL	quarry tile floor, storage cupboard under stairs.
SITTING ROOM	4.31m x 3.65m (14'2" x 12'0") including bay, feature original fireplace with attractive tile insets, cornice, picture rail.
LIVING ROOM	3.65m x 3.65m (12'0" x 12'0") feature original fireplace with attractive tile insets, picture rail, quarry tile floor.
KITCHEN	3.35m x 2.43m (11'0" x 8'0") sink, built-in cupboard, cooking range.

Staircase with spindle balustrade rises from Entrance Hall to First Floor -

LANDING

BEDROOM 1	3.65m x 3.65m (12'0" x 12'0") original fireplace, fitted cupboard, gas light point.
BEDROOM 2	3.65m x 3.65m (12'0" x 12'0") original fireplace, gas light point.
BEDROOM 3	3.35mx 2.43m (11'0" x 8'0") off Bedroom 2.
BATHROOM	4.54m x 1.06m (14'11" x 3'6") bath, gas light point.

O U T S I D E To the rear is an attached STORE and W.C. and private garden. To the front is small forecourt.

SERVICES All main services are connected to the property.

COMMUNITY CHARGE The Community Charge for 1991/92 is set at £198.

TENURE We understand the Tenure is Freehold.

VIEWING By arrangement with the Agents G O L D I N G S.

VENDORS SOLICITORS Messrs Pert & Malim, 79 Westgate, Grantham.

PS, PA, AS, AA, RS, RE, RA, RI, (IS)

Withdrawn.

### LOT 3

51 & 51A LONDON ROAD  
G R A N T H A M

GUIDE PRICE:  
£70,000/£75,000

THIS PROMINENT CORNER SHOP PROPERTY IS OFFERED FOR SALE DUE TO COMPANY RE-ORGANIZATION AND PROVIDES A GOOD OPPORTUNITY TO ACQUIRE COMMERCIAL PREMISES WITH LIVING/OFFICE ACCOMMODATION OVER AND USEFUL FOR MANY PURPOSES.

IT SHOULD BE NOTED THAT A NEW SAFEWAY STORE HAS BEEN ERECTED ON THE FOOTBALL FIELD CLOSE BY.

LONDON ROAD is a good secondary, but improving main road trading position and the premises are currently used as Retail Plumbers and Builders, but eminently suited to all Retail Traders or other use. The side and rear loading is an added advantage.

G R A N T H A M is an expanding Market Town with a growing population of around 35,000 people and a shopping population of about 80,000 people. There are excellent road and rail connections being at the junction of the A1 and A52 Trunk Roads; Excellent East Coast Rail Link with London (Kings Cross) under one hour.

SITE FRONTAGE: 4.87m (16-ft)

SITE DEPTH: 19.81m (65-ft)

SALES AREA/OFFICE: 9.37m x 4.87m (30'9" x 16')

2 SMALL REAR OFFICES:

STAFF ROOM:

REAR GARAGE/STORE: 9.60m x 2.74m (31'6" x 9')

further Area: 4.87m x 2.43m (16' x 8')

with Storage over:

There is wide access at the side of Oxford Street to give good vehicular offloading.

Self-contained Access to FIRST FLOOR Flat,  
which has Full Gas Fired Central Heating:

KITCHEN: Stainless steel sink, fitted cupboard and wall cupboard, radiator.

LOUNGE: 4.42m x 2.89m (14'6" x 9'6") radiator.

DINING ROOM: 4.42m x 3.20m (14'6" x 10'6") radiator

51 & 51A LONDON ROAD, GRANTHAM, Lincs

BEDROOM 1 4.42m x 3.96m (14'6" x 13') radiator.

BEDROOM 2 4.03m x 2.66m (13'3" x 8'9") radiator, airing cupboard, immersion heater.

BATHROOM: Coloured suite with panelled bath, shower over, pedestal washbasin, low suite W.C.

TENANCY: The premises are sold with vacant possession of the GROUND FLOOR.

We are advised that vacant possession of the whole of the property will be given upon completion and that the First Floor will not be subject to the existing tenancy.

SERVICES: All main services are connected to the property. Telephone at present installed.

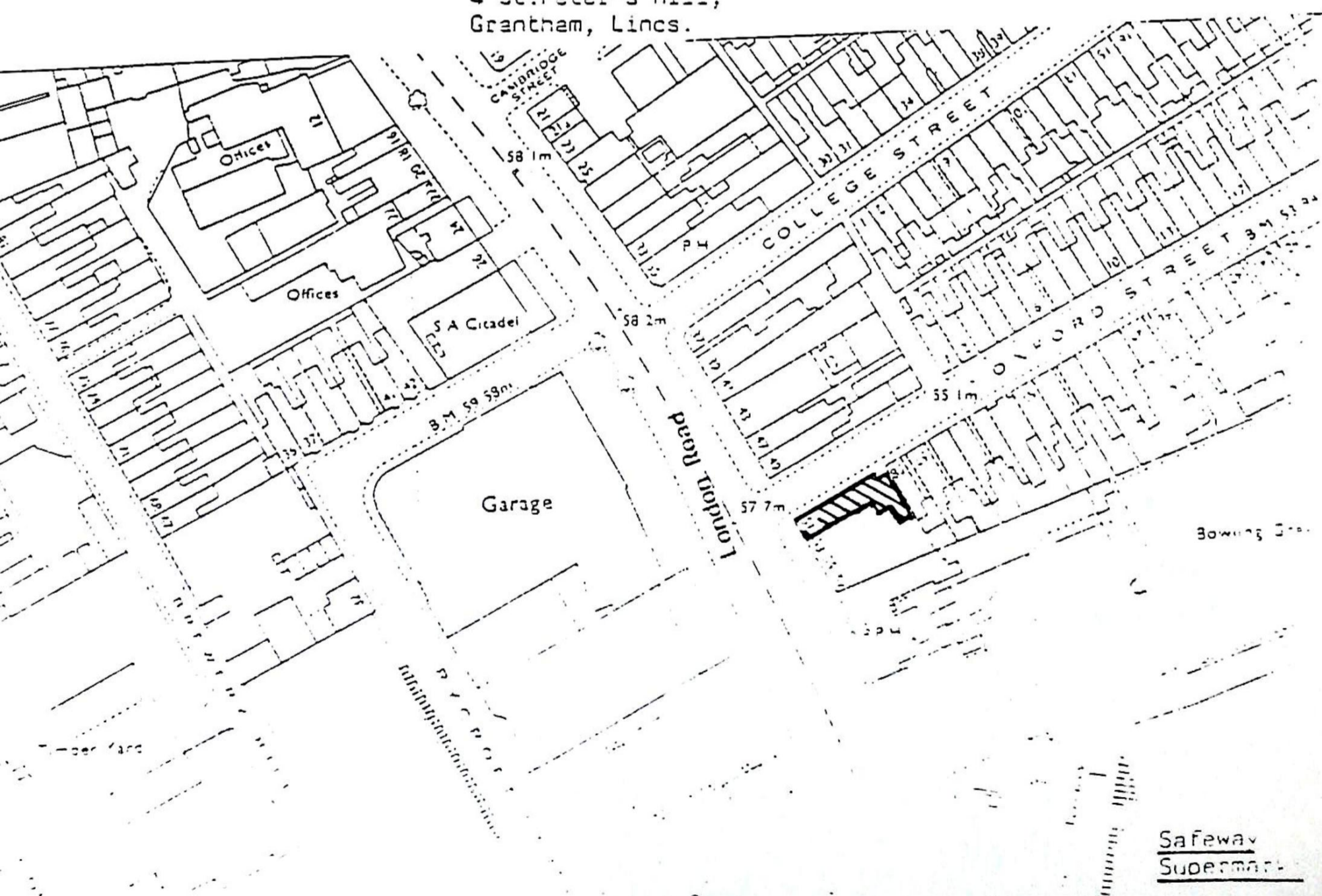
RATEABLE VALUE: £4,850. The Unified Business Rate being 38.6p. in the £. Water & Sewerage Charge payable in addition.

PLAN: Whilst every care has been taken in the preparation of this location attached plan, it is for identification purposes only.

VIEWING: By arrangement with the Selling Agents, GOLDING S.

LOCAL AUTHORITY: The South Kesteven District Council, The Guildhall, St. Peter's Hill, Grantham, Lincs.

VENDORS SOLICITORS: Messrs. Norton & Hamilton, 4 St. Peter's Hill, Grantham, Lincs.



Withdraw ES no offer.

L O T 4

28 - 29 SWINEGATE, GRANTHAM

A CENTRAL TOWN PROPERTY  
EMINENTLY SUITED FOR  
REFURBISHMENT OR REDEVELOPMENT  
FOR OWNER OCCUPATION OR  
INVESTMENT

GUIDE PRICE:  
£40,000/£50,000

THE PREMISES ARE SITUATED IN A GOOD SECONDARY TRADING POSITION IN THE TOWN OPPOSITE THE LOCAL AUTHORITY CAR PARK, AND IN AN AREA OF MIXED COMMERCIAL PROFESSIONAL SHOPPING AND RESIDENTIAL USER.

GRANTHAM is a prosperous Market Town of approximately 32,000 people with a Shopping Population of about 80,000 people. It is conveniently placed at the junction of the A1 and A52 Trunk Roads giving access to many East Midlands Towns and Port of Boston.

IDEALLY SUITED TO REFURBISHMENT FOR OWNER OCCUPATION OR REDEVELOPMENT FOR BOTH COMMERCIAL OR RESIDENTIAL USE, THESE PREMISES AFFORD A GOOD CHANCE FOR SOMEONE TO MAKE A SOUND LONG TERM INVESTMENT.

The Vendor would consider a sale of the properties separately:

TOTAL FRONTAGE: 9.06m (29'9")

28 SWINEGATE (Currently a House) and comprising

FRONT ROOM: 3.65m x 3.65m (12' x 12')

LIVING ROOM: 3.35m x 2.74m (11' x 9')

KITCHEN:

FIRST FLOOR:

ROOM 1 3.81m x 3.65m (12'6" x 12')

ROOM 2 3.50m x 2.89m (11'6" x 9'6")

In addition - 2 ATTIC ROOMS

To Side is Passage leading to Rear Garden area

28 - 29 SWINEGATE, GRANTHAM

29 SWINEGATE

SALES SHOP: 7.62m x 3.81m (25' x 12'6")

WORKS AREAS: 8.53m x 4.26m (28' x 14')

FIRST FLOOR:

ROOM 1 5.02m x 3.65m (16'6" x 12')

ROOM 2 3.50m x 2.97m (11'6" x 9'9")

In addition - 2 ATTIC ROOMS

To the rear is Garden with Brick Double Stores, STORE.

SERVICES: All readily available or connected.

RATEABLE VALUE: £2,575. The Unified Business Rate being 38.6p in the £. Water and Sewerage charge payable in addition.

VIEWING: By arrangement with the Agents, G O L D I N G S.

PLAN: Whilst every care has been taken in the preparation of the plan attached to these details, it is for identification purposes only.

Local Authority: The South Kesteven District Council,  
The Guildhall,  
StPeter's Hill,  
Grantham, Lincs.

VENDORS SOLICITORS: Messrs. Pert & Malim,  
79 Westgate,  
Grantham, Lincs.



LOT 5

"THE COACH HOUSE"

ERMINE STREET

ANCASTER

NR GRANTHAM

GUIDE PRICE:

£50,000

*No offer MS*

An interesting opportunity for the discerning buyer to acquire a stone and pantile property in the centre of this historic village.

Ancaster is located on the Olde Ermine Street Roman Road well situated for travelling to Grantham 8 miles and Sleaford 6 miles and also handy for Newark, Lincoln, Boston and Bourne. There are good local shops, school, church, public houses, doctors surgery and regular bus and rail service.

The unique property has a very individual design with five large circular windows to the front elevation and is ideal for a builder or developer looking for a house of character suitable for conversion and renovation. Building operations have been started but are at such a stage where a variety of finishes and personal specifications can be accommodated.

The property is set back from the road having a sheltered walled garden to the front and delightful views to the rear over open countryside.

Built of stone under a pantile roof and plans presently approved would comprise -

ENTRANCE HALL

LOUNGE 5.33m x 4.72m (17'6" x 15'6") exposed stone wall, views over open countryside.

DINING ROOM 3.12m x 2.43m (10'3" x 8'0")

KITCHEN 2.89m x 2.66m (9'6" x 8'9").

UTILITY

REAR PORCH

Staircase rises from Rear Porch to First Floor -

LANDING

BEDROOM 1 4.77m x 3.88m (15'8" x 12'9").

BEDROOM 2 5.43m x 2.23m (17'10" x 7'4").

BEDROOM 3 3.45m x 2.41m (11'4" x 7'11").

BEDROOM 4 4.77m x 2.74m (15'8" x 9'0").

BATHROOM bath, wash basin, W.C.

OUTSIDE - The property is approached along drive to good size wall garden to the front of the property with ample parking area and path to the rear overlooking open countryside.

NOTE - The nearby property "The Stables" has a vehicular right-of-way at all times over the beginning of the driveway

**SERVICES:** Mains electricity, water and drainage are available to the property.

**TENURE :** The tenure of the property is Freehold.

**COMMUNITY CHARGE :** The Community Charge for 1991/2 is set at £199.

**VIEWING:** By arrangement with the Agents **GOLDINGS.**

**VENDORS SOLICITORS:** Messrs Pert & Malim, 79 Westgate, Grantham.

**PLANNING:** Planning permission for conversion was granted on the 21st December 1988 under Ref. SK02/2054/88 and Building Regulation approval granted on 24th February 1989 under Ref. 02GN/88/1750/RH. Copies of these approvals are available for inspection at the offices of the Auctioneers - **GOLDINGS**

LOT 6

DORMILLA  
HIGH DYKE COTTAGES  
GREAT PONTON  
NR GRANTHAM

TS, TT, TE, TM, TP, TA, TA-A, TH, THA  
TI, TI-A, TB, (TB-A) SLU.  
GUIDE PRICE:  
£20,000/£25,000

An ideal opportunity for the discerning buyer looking for a retreat from the busy town life. The semi-detached house is situated in an isolated location backing onto woodland and sheltered to the side by embankment for main rail line, and fronting the Olde Ermine Street (B4503) approximately six miles south of Grantham.

The property with solid fuel central heating is in need of modernisation and will readily make into a comfortable home.

Built of brick under a tiled roof and comprising -

SIDE ENTRANCE to -

HALL with storage cupboard under stairs.

LIVING ROOM 3.81m x 3.04m (12'6" x 10'0") modern tiled. fireplace, radiator, fitted cupboard.

DINING KITCHEN 3.81m x 2.43m (12'6" x 7'0") sink unit, Rayburn Royal solid fuel cooking range serving domestic hot water and central heating, plumbed in bath.

Staircase rises from Kitchen to First Floor -

LANDING radiator.

BEDROOM 1 3.96m x 3.27m (13'0" x 10'9") radiator, built-in cupboard.

BEDROOM 2 3.65m x 2.36m (12'0" x 7'9") fitted cupboards.

OUTSIDE - Small front and rear gardens.

Brick and slate outbuilding of Fuel Store, W.C. and shared Store. Corrugated iron Garage and garden to western side of Garage separated from property by garden belonging to adjacent semi-cottage Shangri-la.

SERVICES : Mains electricity and water are connected to the property. Drainage to Septic Tank.

COMMUNITY CHARGE: The Community Charge for 1991/92 is set at £198.

VIEWING : By arrangement with the Agents GOLDINGS.

VENDORS SOLICITORS: Messrs Pert & Malim, 79 Westgate, Grantham.

SPECIAL NOTE: The adjoining semi-detached house Shangri-la is available for sale in the same Auction and of course the two properties make a very desirable detached dwelling if converted together.

PLAN - A plan of the site is available for inspection at the Agents Offices showing approximate boundaries.

A, TR, TI, TB, TD, BSET, LE, EM, EP (EA)

LOT 7

SHANGRI-LA  
4 HIGH DYKE COTTAGES  
GREAT PONTON  
NR GRANTHAM

GUIDE PRICE:  
£30,000/£35,000

An ideal opportunity for the first time buyer, builder or developer to acquire a semi-detached house in rural location modernised to include new tiled roof, injection damp proof course, some rewiring and replacement UPVC Double Glazed windows but still with immense potential for further improvement. The semi-detached house is located approximately six miles south of Grantham on the Olde Ermine Street (B4503) in an isolated location with good side garden to the side and backing onto woodland.

Built of brick under a slate roof and comprising -  
SIDE ENTRANCE DOOR to -

HALL quarry tile floor, cupboard under stairs.

LIVING ROOM 3.96m x 3.35m (13'0" x 11'0") stone fireplace, sealed unit double glazed window, built-in cupboard, power point.

DINING KITCHEN 3.18m x 2.43m (13'6" x 8'0") sink unit, built-in cupboard, Rayburn Royal cooking range, sealed unit double glazed window.

Staircase rises from Kitchen to First Floor -

LANDING power point.

BEDROOM 1 3.96m x 2.43m (13'0" x 8'0") power point, built-in cupboard with access to roof space, double glazed window.

BEDROOM 2 3.35m x 2.59m (11'0" x 8'6") built-in cupboard with access to roof space, double glazed window.

BATHROOM with panelled bath, wash basin, low level W.C., double glazed window.

OUTSIDE - brick and slate Fuel Store, W.C. and shared Store. There is a small Garden to front and rear and larger mainly lawned area to the side.

NOTE The adjacent semi-detached house Dormilla has a Garage and garden to the western side of the side garden of this property.

SERVICES : Mains electricity and water are connected to the property. Drainage is to Septic Tank.

COMMUNITY CHARGE: The Community Charge for 1991/92 is set at £198.

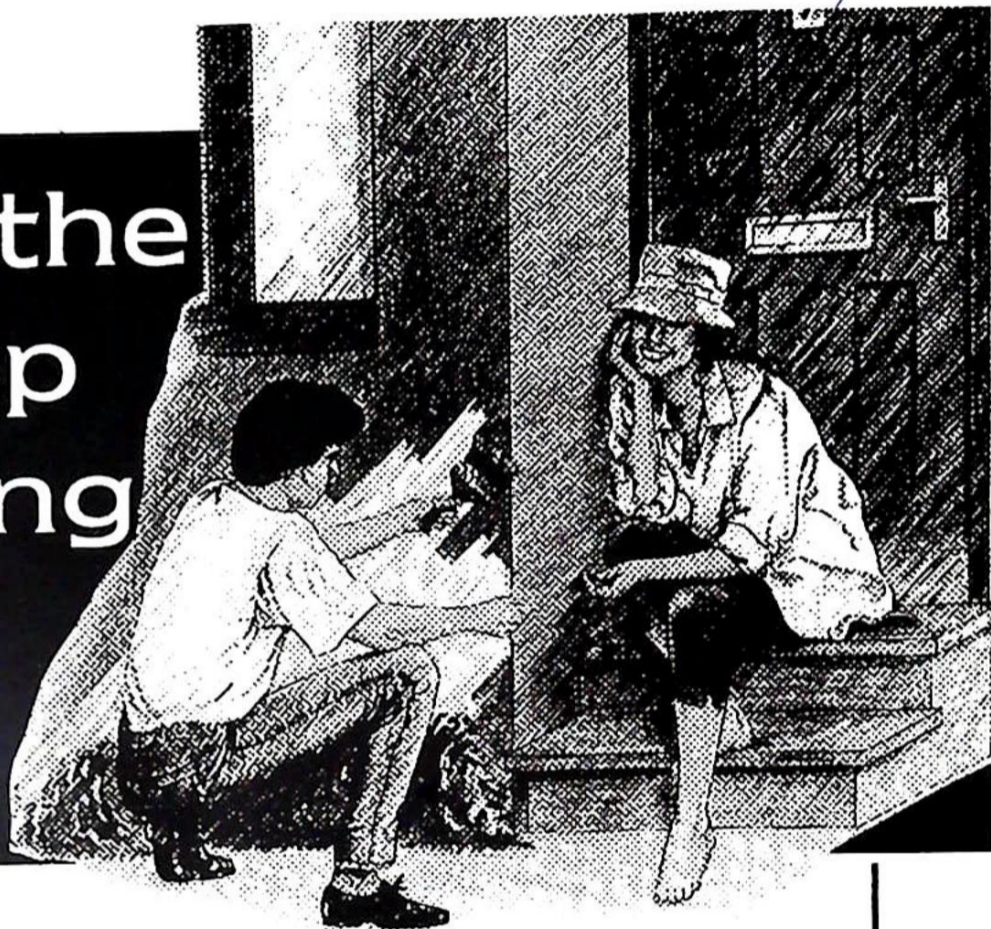
VIEWING : By arrangement with the Agents GOLDINGS.

VENDORS SOLICITORS: Messrs Pert & Malim, 79, Wesgate, Grantham.

SPECIAL NOTE: The adjoining unmodernised semi-detached house (Dormilla) is for sale in the same Auction and of course the two properties converted together could make a desirable detached home.

PLAN : - A plan of the site is available for inspection at the Agents Offices showing approximate boundaries.

What's the  
first step  
to owning  
your  
home?



## A chat with us.

When you arrange a mortgage it's important to make sure that the repayments suit your own particular circumstances.

That's why you should have a chat with us. We have access to a range of flexible repayment plans that can be adapted to your needs – both now and in the future.

We at GOLDINGS have been arranging mortgages in Grantham for many years. So, call in for a chat with our experienced Staff.

Appointed representative of Scottish Amicable, a member of Lautro.

Written quotations available on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.