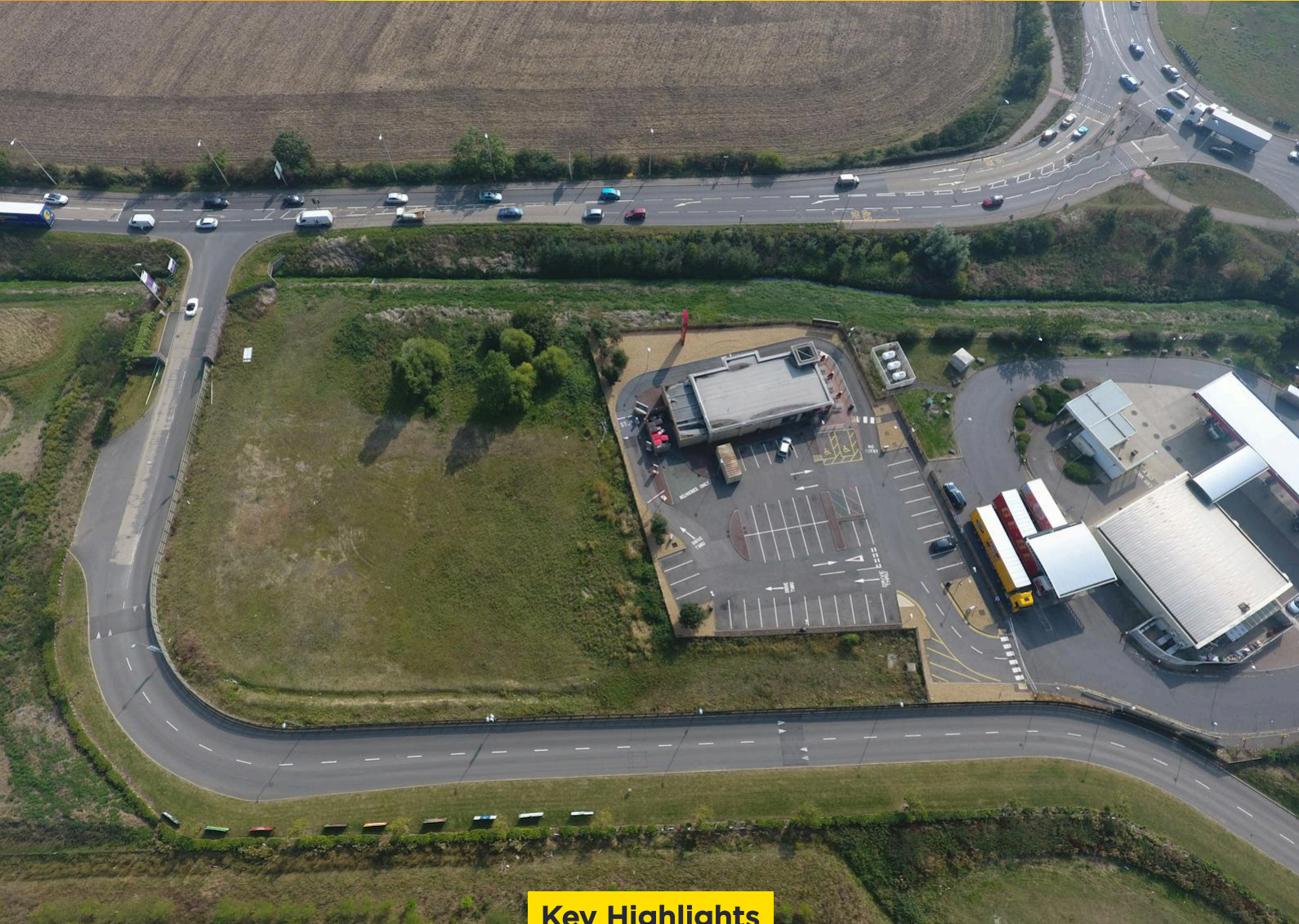


DEVELOPMENT LAND FOR SALE

Land at Eye Road

Peterborough, PE1 4SA



Key Highlights

- Commercial development site
- 1.45 acres (0.58 Ha)
- Close to entrance to Blue Diamond Garden Centre and Aldi supermarket
- Prominently located fronting Eye Road and off a major local roundabout
- Adjacent to KFC, Esso PFS (including Morrisons Daily, Subway and Costa Express)
- Potential for drive thru uses - subject to planning

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DESCRIPTION

The site is prominently located off Eye Road between the entrance to the Blue Diamond Garden / Peterborough Retail Park and the Eye Roundabout services which incorporate a KFC restaurant, ESSO fuel station, Morrisons Daily store, Subway and Costa Express.

The site has access next to the entrance to the KFC, along the side of the Esso petrol station. It is mainly level and enclosed with frontage to the access road for the Blue Diamond Garden Retail Park where there is an Aldi supermarket.

LOCATION

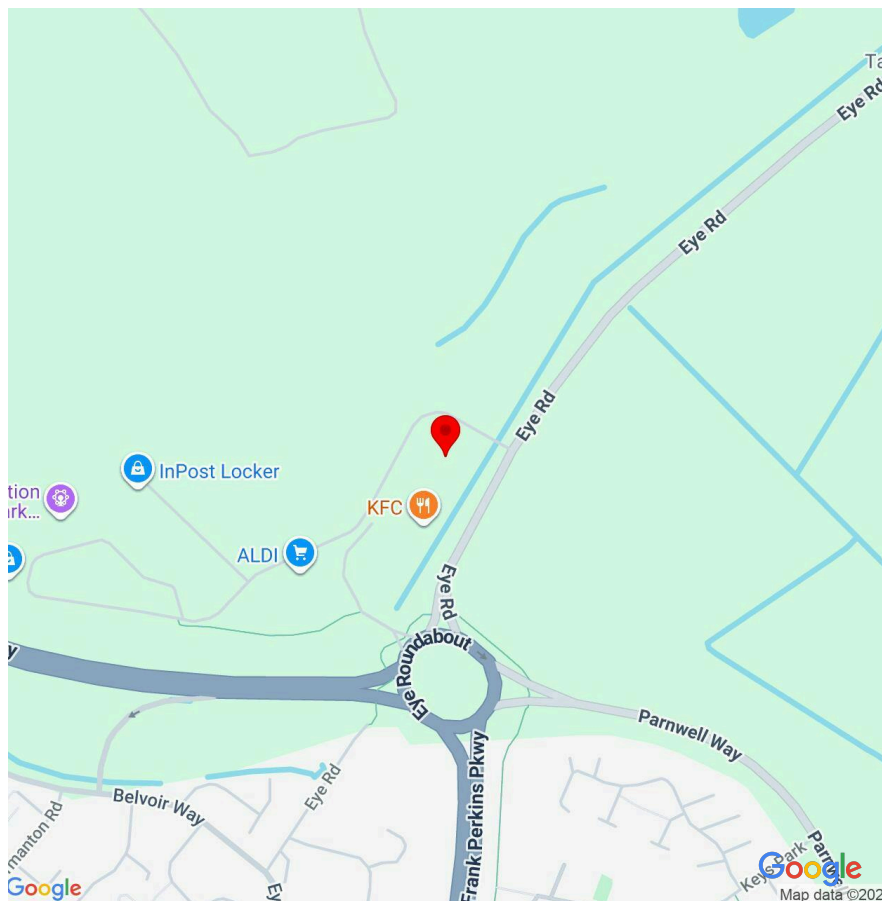
Peterborough is a historic cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough Railway Station is on the East Coast Mainline which allows direct access to London King's Cross with a fastest journey time of approximately 45 minutes. Northbound services run regularly to destinations such as York (1 hr 10 min), Leeds (1 hr 20 min), Newcastle (2 hr 20 min) and Edinburgh (3hr 55 min). Peterborough is also served by the Cross Country operated Birmingham to Peterborough line with services to Leicester (55 min) and Birmingham (1 hr 45 min). Peterborough is within a 2 hour drive of Stansted, Luton, Heathrow, Birmingham and East Midlands airports.

Peterborough is adjacent to the A1(M) with J17 approximately 2.5 miles away. There is also good access to A47, A15 and A605 via the Peterborough dual carriageway road system (Parkways).

It has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population with a current population within the urban area of approximately 205,000.

The site is accessed via the Eye Road roundabout which is a junction between the A1139 (Frank Perkins Parkway) and the A15 which in turn leads to the A47 and J17 of the A1(M) is approximately 3 miles from the site.

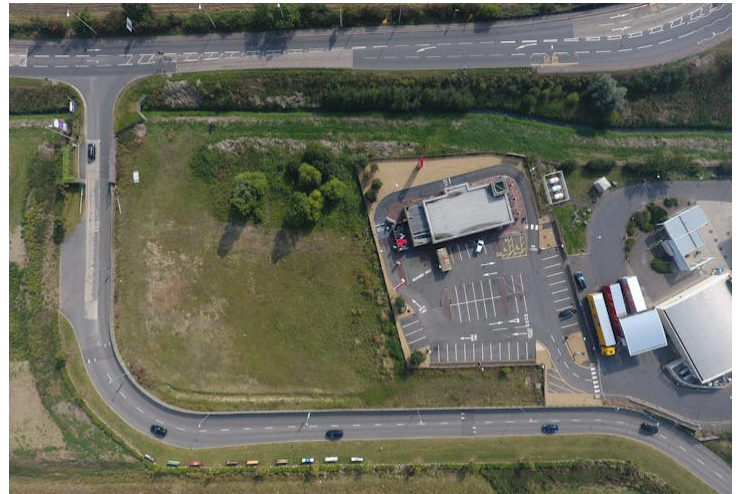


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VIEWINGS

Strictly by appointment only with the sole agents.

TERMS

The property is available for sale freehold, guide price of £1.5million.

VAT

VAT will be charged at the prevailing rate.

BUSINESS RATES

Not applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

PLANNING

The site has historically had consent for hotel use. Other uses are considered suitable (STP). Interested parties are advised to make their own investigations.

EPC

Not applicable.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

PLANS

Site plans are available upon request.

CONTACTS

For further information please contact:

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