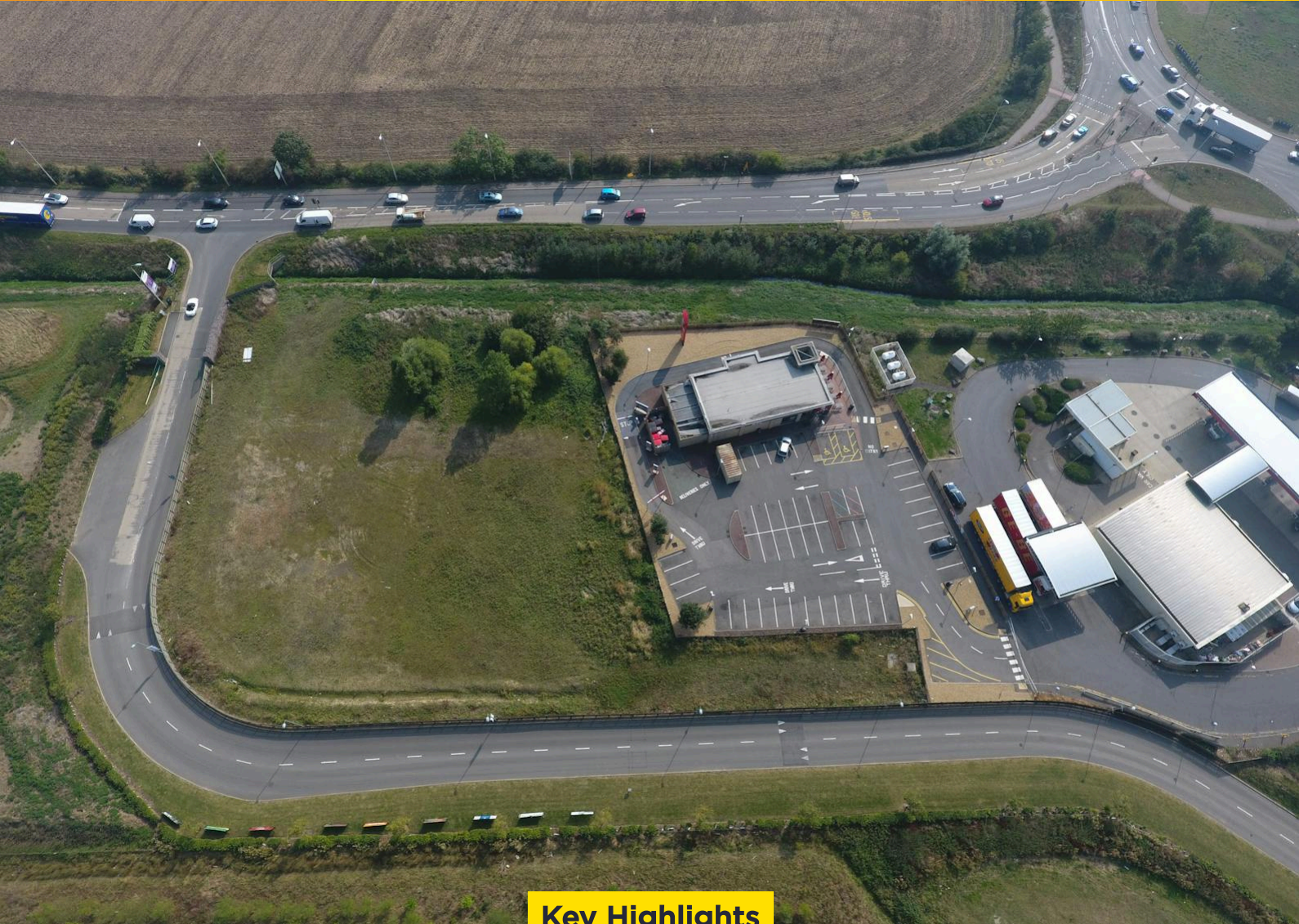


DEVELOPMENT LAND FOR SALE

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

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

[savills.co.uk](https://www.savills.co.uk)

savills

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

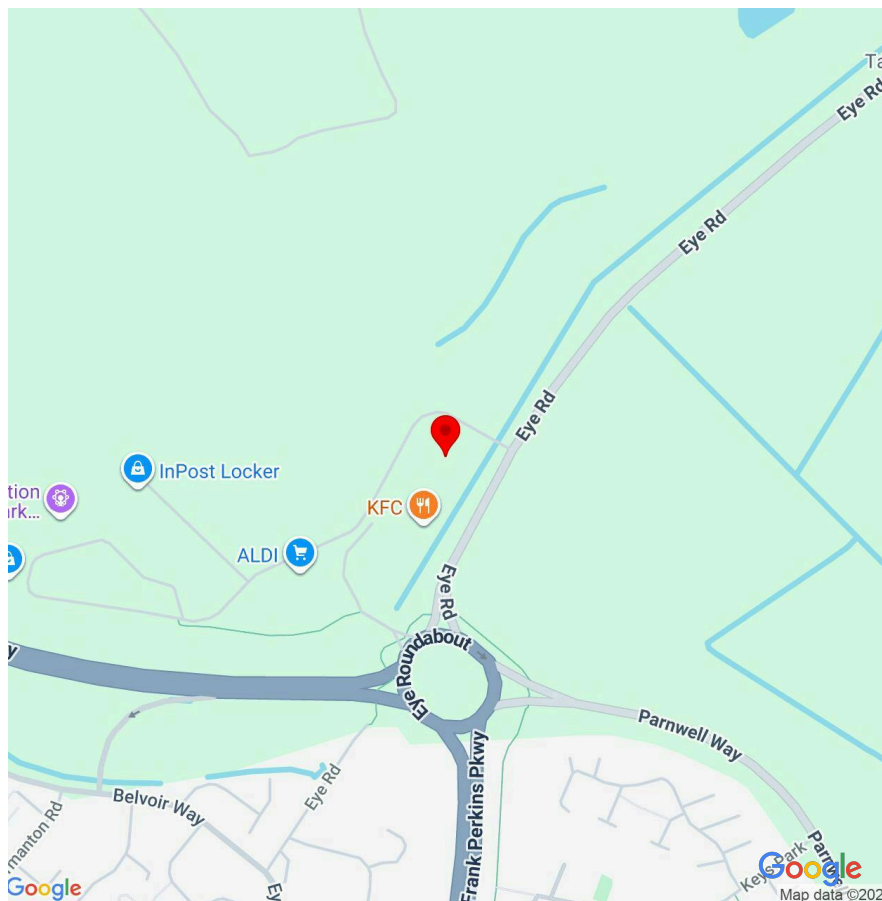
Peterborough is a historic cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

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.

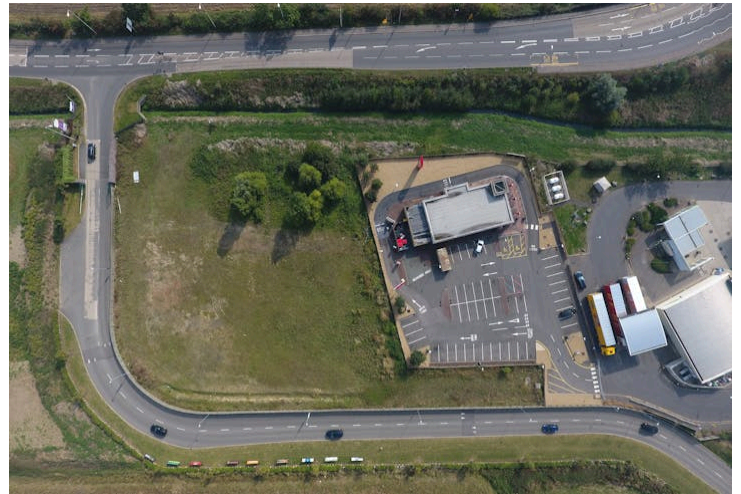


Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

[savills.co.uk](https://www.savills.co.uk)

savills



Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

savills.co.uk





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:

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

James Anderson MSc MRICS

james.g.anderson@savills.com
+44 (0) 7977 034 282
+44 (0) 1733 201388

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 21.08.2025

savills