

RED LINE FOR ILLUSTRATIVE PURPOSES ONLY



FOR SALE

1.6 ACRE PRIME DEVELOPMENT LAND

PHASE 3 EYE ROAD, PETERBOROUGH PE1 4YZ

**target
follow**

GREENACRE



EXECUTIVE SUMMARY

- 1.6 acre site with planning consent for 80,000 sq ft B8 storage/distribution, ancillary uses and car parking
- Next to a brand new Aldi supermarket, Blue Diamond Garden Centre formally known as PE1 Retail Park, KFC, Esso petrol filling station
- Excellent access to the A47, A15, and A1(M)
- Highly prominent signage on the A15/A47/A1165 roundabout, which is one of the busiest in the UK
- Potential for a variety of other uses such as drive thru, trade counter, etc STPP
- **Offers in excess of £1,500,000**, subject to contract

LOCATION

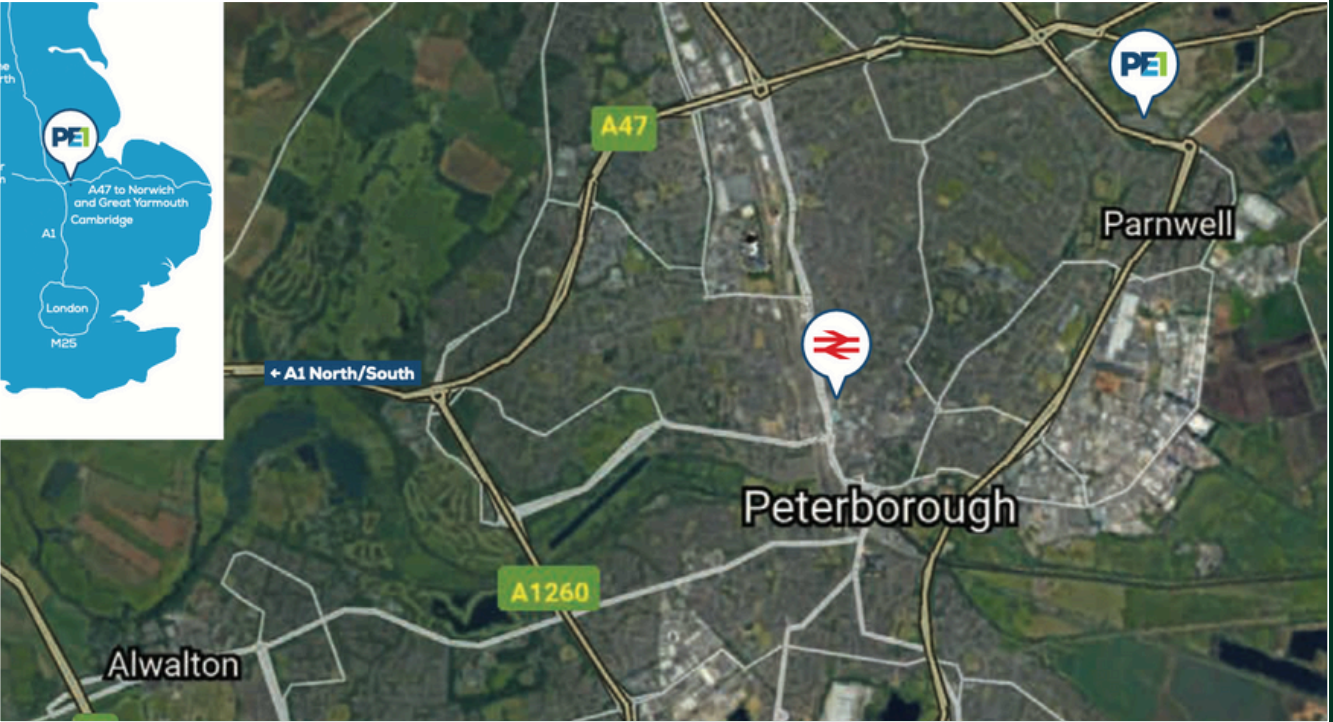
Located in Peterborough, Cambridgeshire, the site occupies a prominent position on Eye Road, to the north east of Peterborough city centre, fronting the A15 Paston Parkway and just half a mile from the A47 (Junction 20). This prime location provides excellent access to the regional and national road network, connecting easily to Cambridge, London, and beyond by both road and rail.

Peterborough is recognised as one of the UK’s fastest-growing cities - a regional hub for business, logistics, and development. Its growth is driven by strong civic leadership, substantial inward investment, and a well-established infrastructure network that supports expansion across warehousing, technology, and residential sectors.

The city’s proximity to Cambridge, a world-leading centre for research, technology, and innovation, further enhances its appeal. The site itself is ideally situated within Peterborough’s flourishing commercial and retail zone, surrounded by major occupiers including Aldi, Blue Diamond Garden Centre / formally known as PE1 Retail Park, KFC, and an Esso petrol filling station. It benefits exceptional prominence from one of the busiest roundabouts in the UK, offering superb visibility for any future occupier or development, ideally positioned for regional and national distribution operations.

Key Distances

Destination	Distance / Time
Peterborough City Centre	2.5 miles / 8 mins (by car)
Peterborough Railway Station	3 miles / 10 mins (by car)
Cambridge	40 miles / 45 mins (by car)
Northampton	45 miles / 50 mins (by car)
Leicester	50 miles / 1 hr (by car)
London (via A1(M)/A14/M11)	85 miles / 1 hr 45 mins (by car)
London King’s Cross (by train)	50 mins (by train)



PLANNING

The site benefits from detailed planning consent for: Erection of a Self-Storage (Use Class B8) unit with ancillary office space (Use Class E(g)) including access and associated works

The scheme comprises 80,000 sq ft of B8 storage/distribution and is split into four floors

The ground floor, second and third floors of the building will be directed to the proposed B8 self storage use. The first floor is split between the self storage (B8) and the ancillary office (E(g))

The building will measure approximately 59.2m in length, 33.2m in depth and will have a ridge height of 12m at the lowest point of the site

Planning reference: 22/00534/FUL | Peterborough City Council

The planning permission is set to expire on the 3rd November 2025, however, the seller is ready to extend the permission/re apply if required by the purchaser

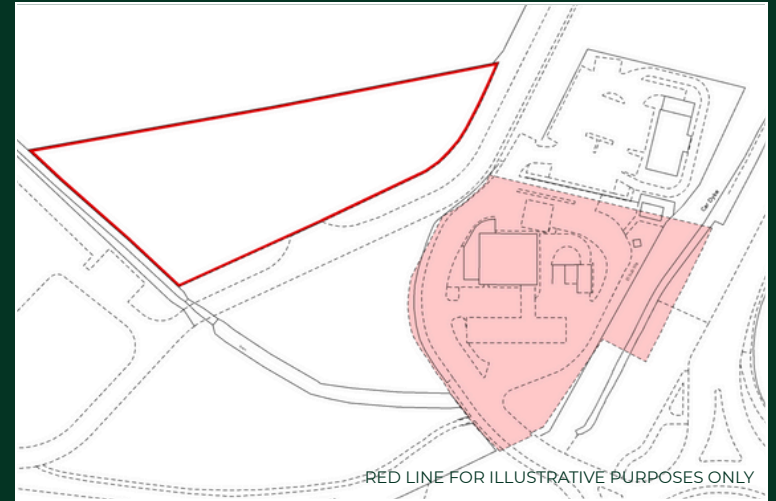
CONTACT US

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FURTHER INFORMATION

Title & Tenure: The property is held freehold



Guide Price & Bids:

Offers in excess of **£1,500,000**, subject to contract. We are inviting best bids by the **24th November 2025**.

VAT: The property is elected for VAT.

Viewings: Please contact the sole agents to make an appointment to view.

Dataroom: Please contact the sole agents for access to the dataroom.

Website: www.greenacre-re.com

Address: 9 Rathbone Place, Fitzrovia,
London W1T 1HW



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