

FOR SALE

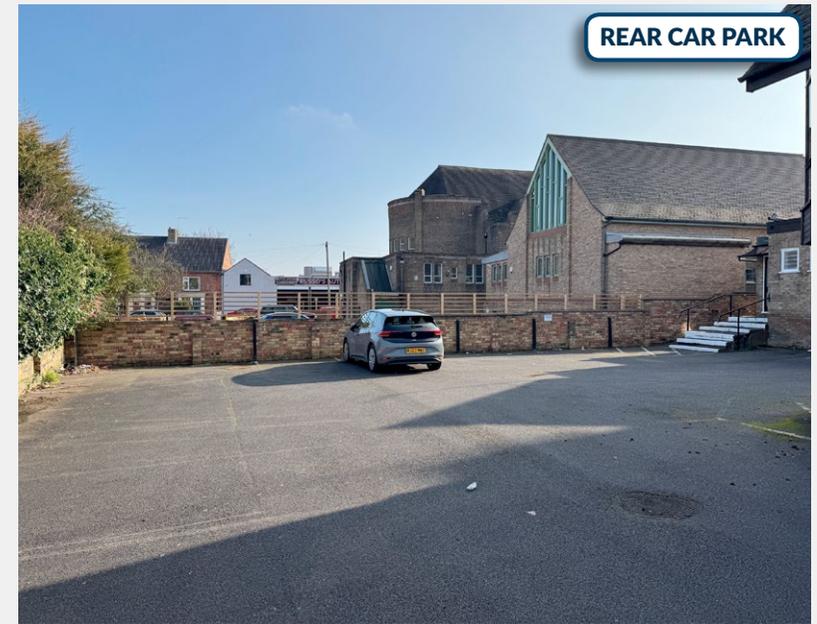
Large, unbroken, mixed use property with planning consent for 11 apartments, 2 commercial units and a large surface car park.



Description

The property occupies a large site of c.0.23 acres with frontages to both Oundle Road and Jubilee Street. Fronting Oundle Road the property offers 3 distinct commercial units with ancillary accommodation above which has planning permission for residential use.

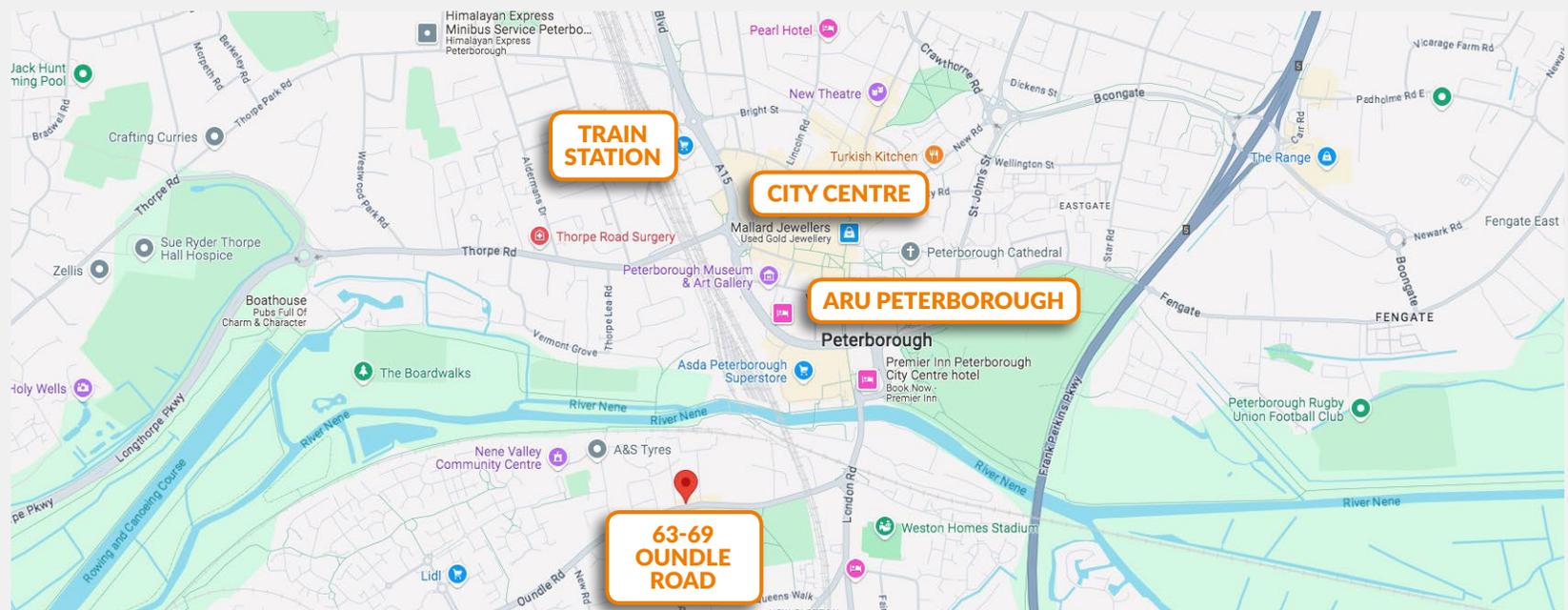
To the rear is a standalone commercial building accessed from Jubilee Street which also provides access to a generous rear car park of approximately 25 spaces.



Location

The buildings occupy a prominent position on both Oundle Road and Jubilee Street. Oundle Road is a busy retailing thoroughfare and connects at either end to Nene Parkway and London Road. Nearby occupiers include Tesco Express, Nisa Local, Lidl and Coral. Only a minutes walk to the West on Oundle Road is Guild House. Developers MJS have secured planning for a redevelopment of the building into 138 apartments which will dramatically improve the immediate location and provide footfall for the commercial units.

The location allows for easy access into Peterborough city centre and the train station, being only a 10 minute walk away and also provides access to the amenity of the Nene River only a short walk away.



63-65 Oundle Road

Description

The property comprises a two storey building with a double ground floor commercial unit with full glazing to the front and a roller shutter door to the rear giving access to the car park. The first floor is accessed via a self contained entrance on Oundle Road and benefits from planning permission to create 4 x 1 bedroom apartments.

Planning Permission

The property benefits from planning permission dated 12/11/2024 to convert the upper floors and the part rear of the commercial unit to 4 x 1 bedroom apartments. Full information can be found at the planning portal under reference number - **24/01226/PRIOR**.

Floor plans are available within our dataroom upon request.

Existing floor areas

Floor	Area Sq M	Area Sq Ft
Ground	155	1,668
First	97.50	1,049
TOTAL	252.5	2,717



67 Oundle Road

Description

The property comprises a two storey building with a ground floor commercial unit with substantial glazing to the front and rear access to the car park. There is an existing four bedroom apartment on the part ground and first floor. The first floor and part ground floor apartment is accessed via a self contained entrance at the rear of the property and benefits from planning permission to create 2 x 1 bedroom apartments.

Planning Permission

The property benefits from planning permission dated 13/11/2024 to convert the upper floors and part ground floor to 2 x 1 bedroom apartments. Full information can be found at the planning portal under reference number - **24/01174/FUL**.

Floor plans are available within our dataroom upon request.

Existing floor areas

Floor	Area Sq M	Area Sq Ft
Ground	64.2	691
First	63.3	681
TOTAL	127.5	1,372



69 Oundle Road

Description

The property comprises a two storey building with a ground floor commercial unit with substantial glazing to the front and rear access to the car park. The first floor is accessed via an internal staircase.

Development potential

The property benefits from planning permission dated 23/10/2024 to convert the building into 2 x 1 bedroom apartments. Full information can be found at the planning portal under reference number - **24/01183/PRIOR**.

Floor plans are available within our dataroom upon request.



Existing floor areas

Floor	Area Sq M	Area Sq Ft
Ground	43.6	469
First	43.8	471
TOTAL	87.4	940

Rear Commercial Building

Description

The property comprises a two storey building under a pitched roof accessed via Jubilee Street.

Planning Permission

The property benefits from planning permission dated 29/05/2024 to convert the building into 3 x 1 bedroom apartments. Full information can be found at the planning portal under reference number - **24/00452/FUL**.

Floor plans are available within our dataroom upon request.

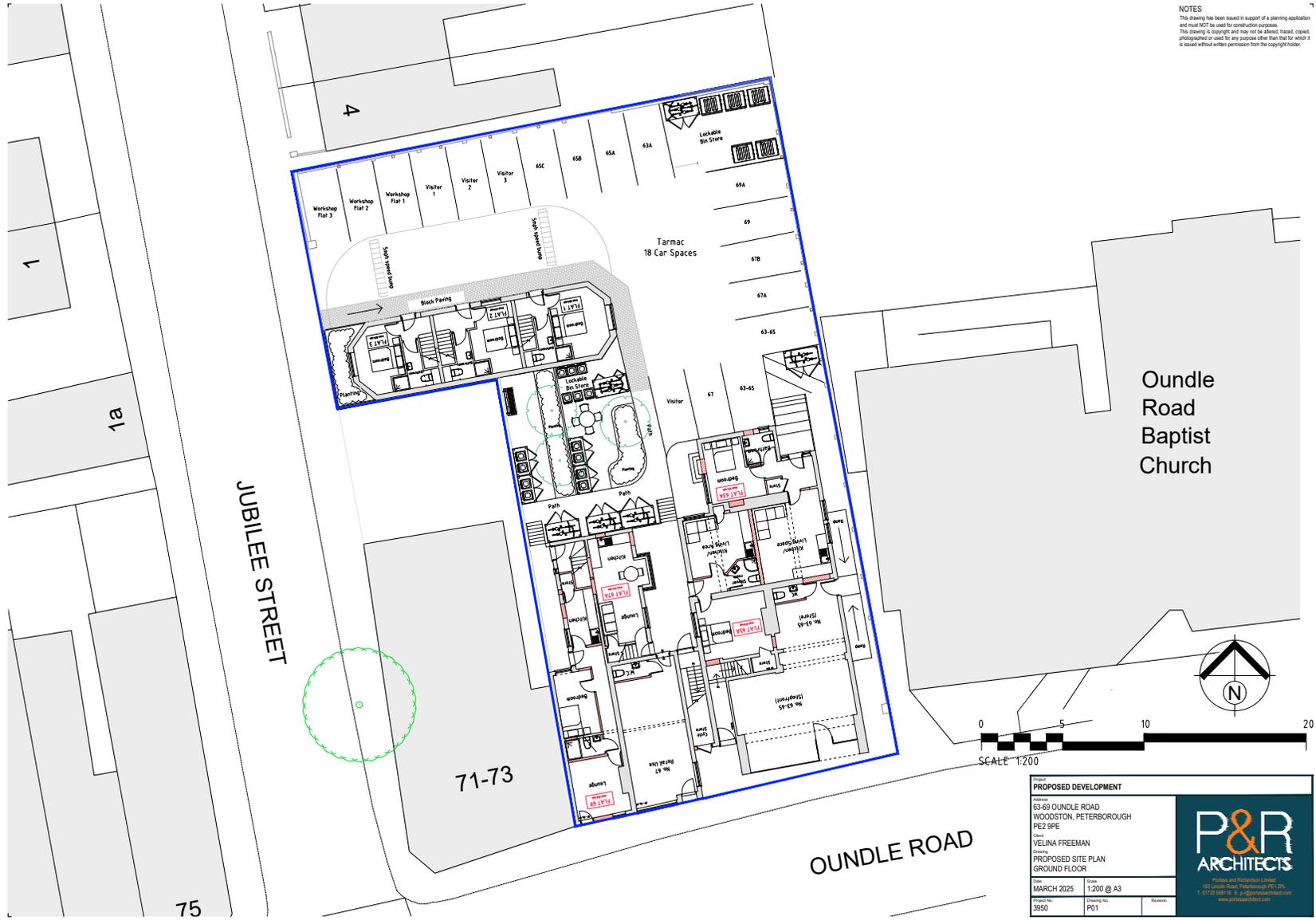


Existing floor areas

Floor	Area Sq M	Area Sq Ft
Ground	63.7	686
First	63.7	686
TOTAL	127.4	1,372

Planning Permission

The site benefits from 4 planning consents as described above. The plan here shows the reconfigured ground floor of the whole site.



NOTES
 This drawing has been issued in support of a planning application and must NOT be used for construction purposes.
 This drawing is copyright and may not be altered, issued, copied, photocopied or used for any purpose other than that for which it is issued without written permission from the copyright holder.

PROPOSED DEVELOPMENT	
63-69 OUNDLE ROAD WOODSTON, PETERBOROUGH PE2 9PE	
Client: NIELINA FREEMAN	
Proposed Site Plan GROUND FLOOR	
Date: MARCH 2025	Scale: 1:200 @ A3
Project No: 3950	Drawing No: P01



Planning and Permissions Limited
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Tenure

The entire property is held freehold under 2 titles: CB111075 & CB201729

Tenancy

All properties are offered with full vacant possession.

VAT

The property is not elected for VAT.

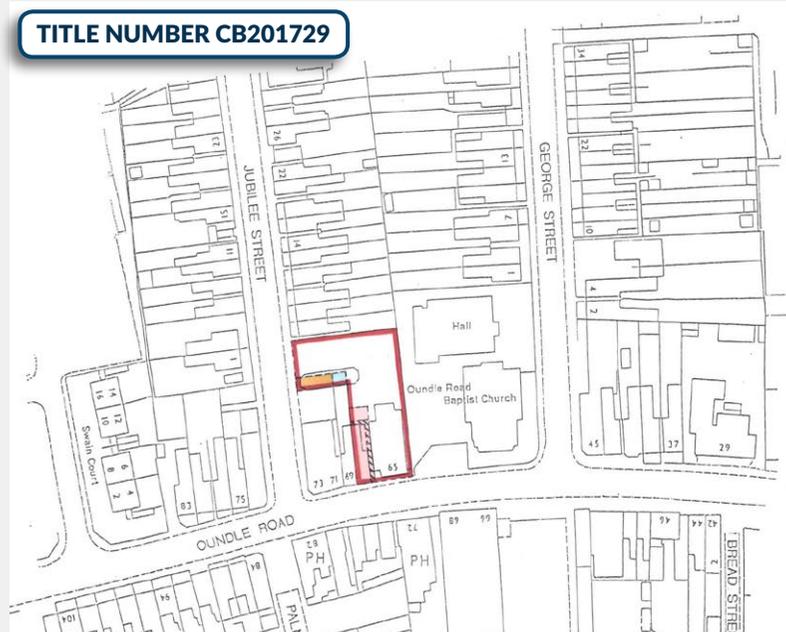
Dataroom and viewings

Viewings and dataroom access can be arranged via the sole agents, Tydus.

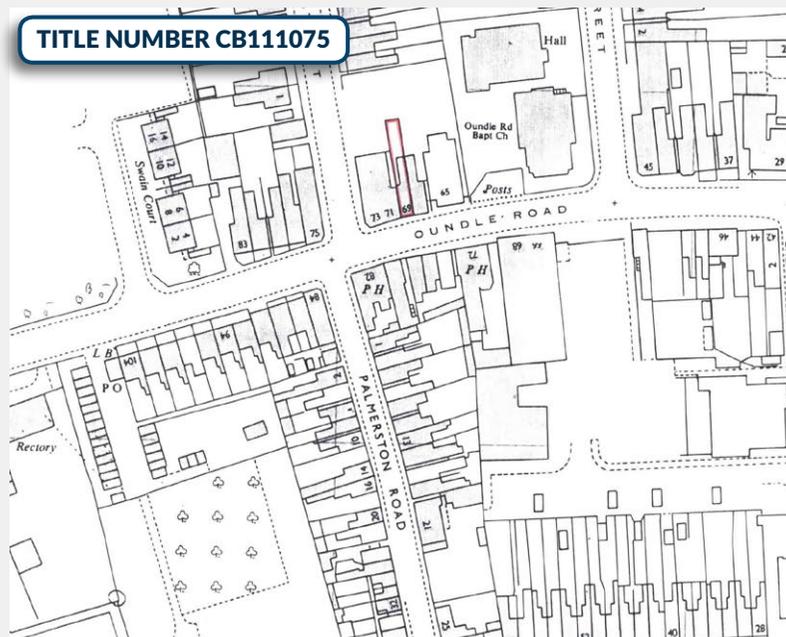
Pricing

The property is offered at a guide price of £850,000 subject to contract.

TITLE NUMBER CB201729



TITLE NUMBER CB111075



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