

**FOR SALE**

**Development, Land**

Prime freehold site with a wide range of possible uses (subject to planning)

**Sale**

£500,000



## Summary

 Freehold

 Offered with vacant posession

 Suitable for range of uses

 Easy access to City Centre

 Located in Hempsted close to the vibrant and growing district of Hampton

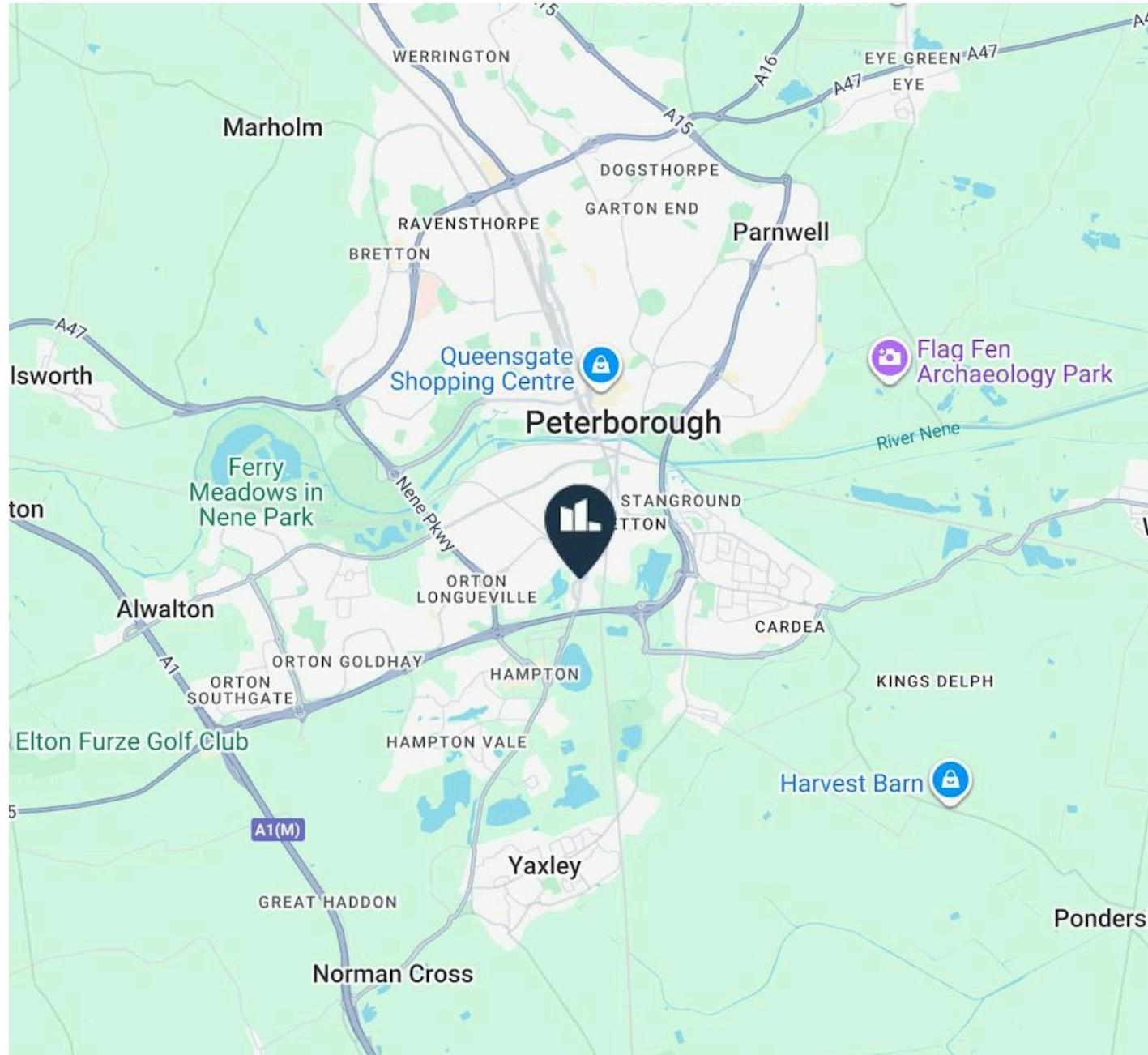
 Offers considered on both conditional and unconditional basis





## Local occupiers





## Location

Hempsted is an established residential suburb located approximately 2 miles south of Peterborough City Centre - adjacent to Stillwater Nature Reserve. It was in the 1970's that the local housing provision started to expand to accommodate the growth of the city and that trend continues today with the development of a new township at adjoining Hampton where plans are being realised to eventually build over 3,500 new houses. Hempsted benefits from excellent road communications and shopping facilities. It is situated on the A15 London Road close to the junction with Fletton Parkway (A1139) which provides quick and easy access to the A1 (M) at junction 17 approximately 4 miles to the west. Serpentine Green Shopping Centre (Tesco Extra, M&S Food, Next and River Island) is located 1 mile to the south.

The property is positioned just behind Drake Avenue which provides easy vehicular access to traffic heading north into the city centre. Immediately in front is London Road providing access south out of the city centre towards Fletton Parkway and Serpentine Green Shopping Centre. The two roads are linked by Columbus Road which runs across the front of the subject property. Columbus Road provides on street car parking for 44 vehicles.

## DESCRIPTION

The site totals c.0.6 acres and is located in the Hempstead area of Peterborough. The site fronts on to London Road to the west and it is anticipated the site will be accessed via Forest Drive to the north of the site. The property comprises a cleared parcel of land, offered with vacant possession. Further information on services is available upon request.

The immediate area is characterised by high quality residential property with a public open space and playpark facilities immediately to the east of the site. Opposite the site on London Road is the Hempstead Local Centre which offers convenience retail with occupiers including Co-op, Pizza Hut and Full of Beans.

## TENURE

The property is held freehold and is offered with vacant possession.

## PLANNING

No detailed planning applications have been submitted for the site, but we are of the opinion it would suit a range of residential or commercial uses, subject to planning.

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## Further Information

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