

FOR SALE

Investment, Leisure, Retail

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

Sale

£800,000



Summary



Freehold development site



Vacant possession



Existing planning consent for residential developments

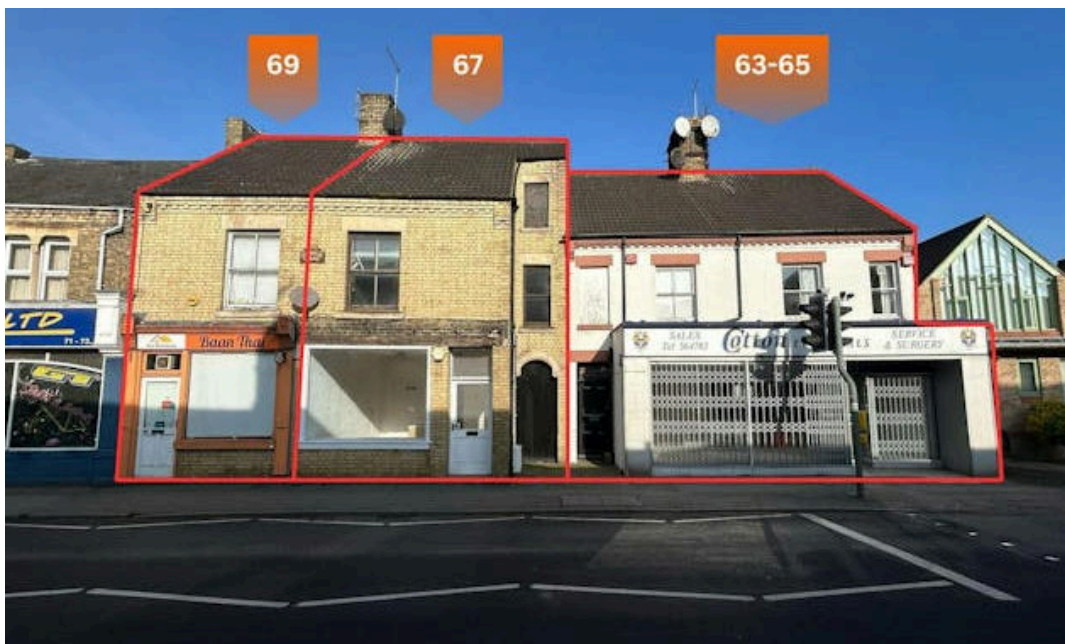


Large car park



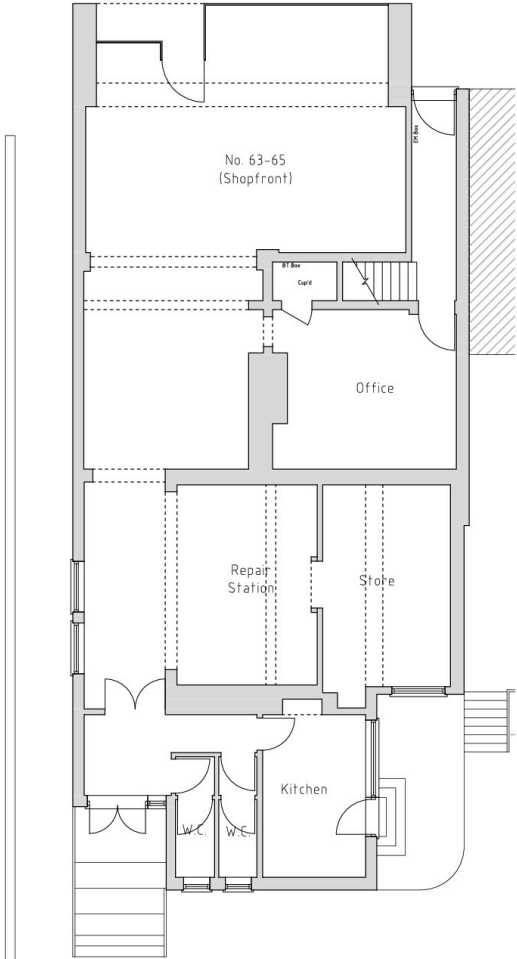
Close occupiers include Tesco Express, Nisa Local, Lidl and Coral.



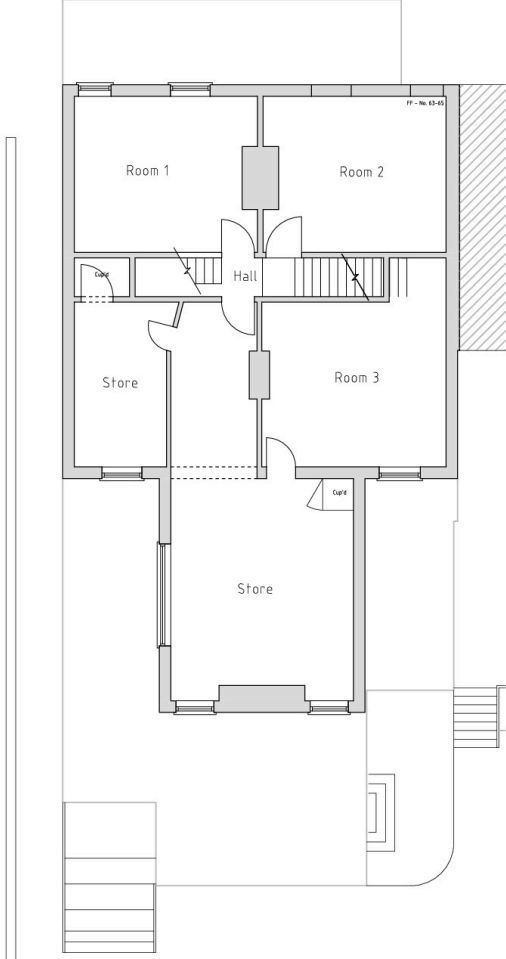








Existing Ground Floor (Units 63-65)
Scale 1:100 @ A3

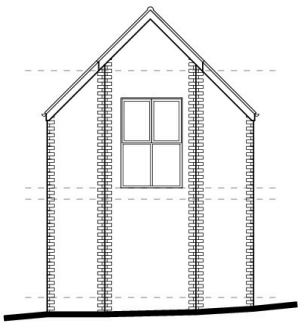


Existing First Floor (Units 63-65)
Scale 1:100 @ A3

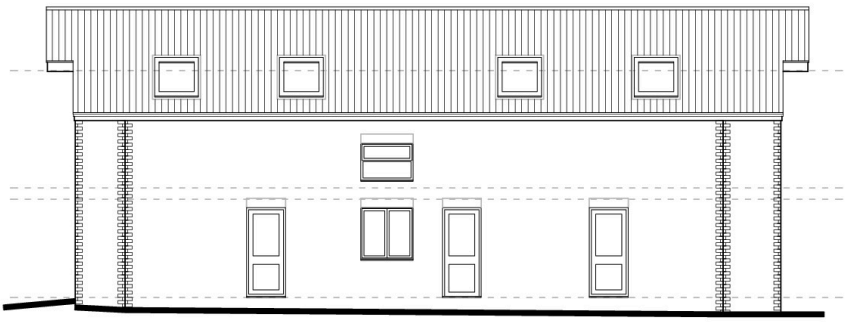
NOTES
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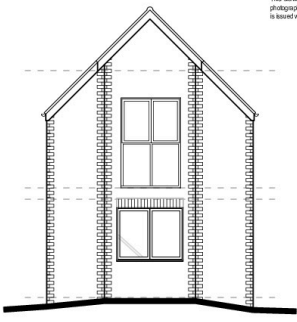
PROPOSED DEVELOPMENT			
Address 63-65 OUNDLE ROAD WOODSTON, PETERBOROUGH PE2 9PE			
Client VELINA FREEMAN			
Drawing EXISTING FLOOR PLANS (UNITS 63-65)			
Date AUG 2024	Scale 1:100 @ A3	 P. Freeman and R. Freeman Limited 101 Lincoln Road, Peterborough PE2 2LR T: 01753 508119 E: p.r.freeman@pandrfreeman.co.uk www.pandrfreeman.co.uk	
Project No. 3950B	Drawing No. S02		



West Elevation (street)

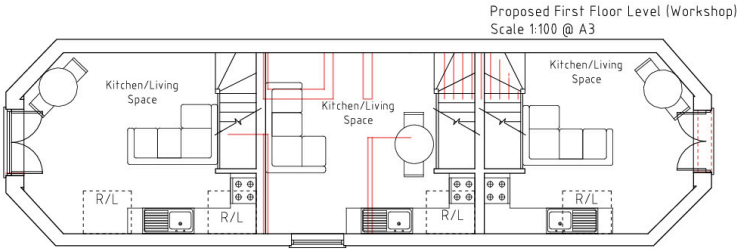


North Elevation

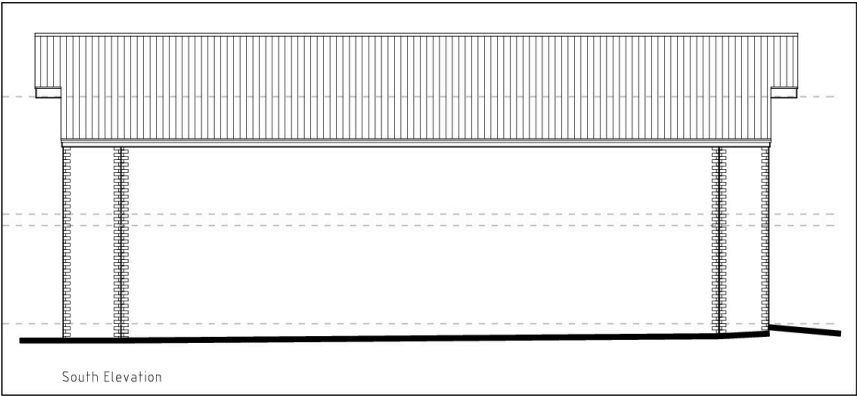


East Elevation

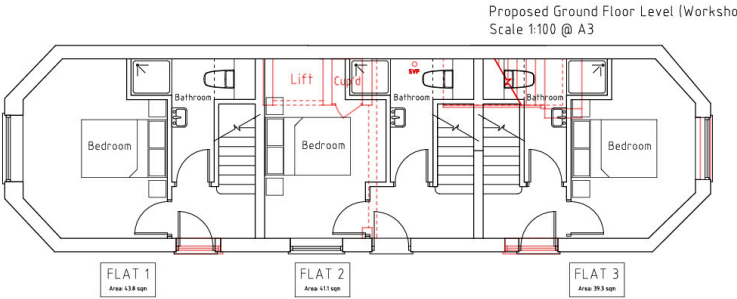
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Proposed First Floor Level (Workshop)
Scale 1:100 @ A3




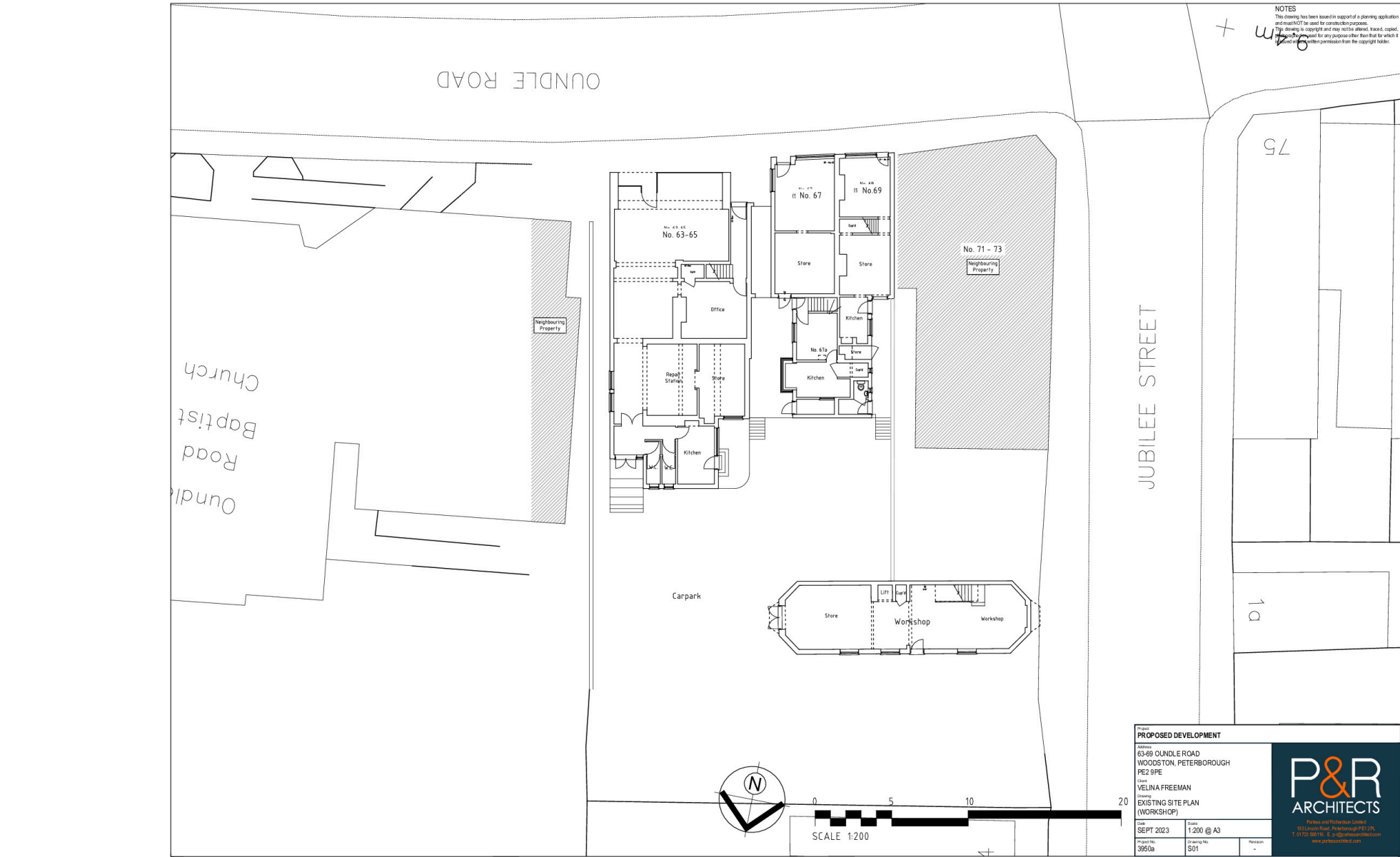
South Elevation

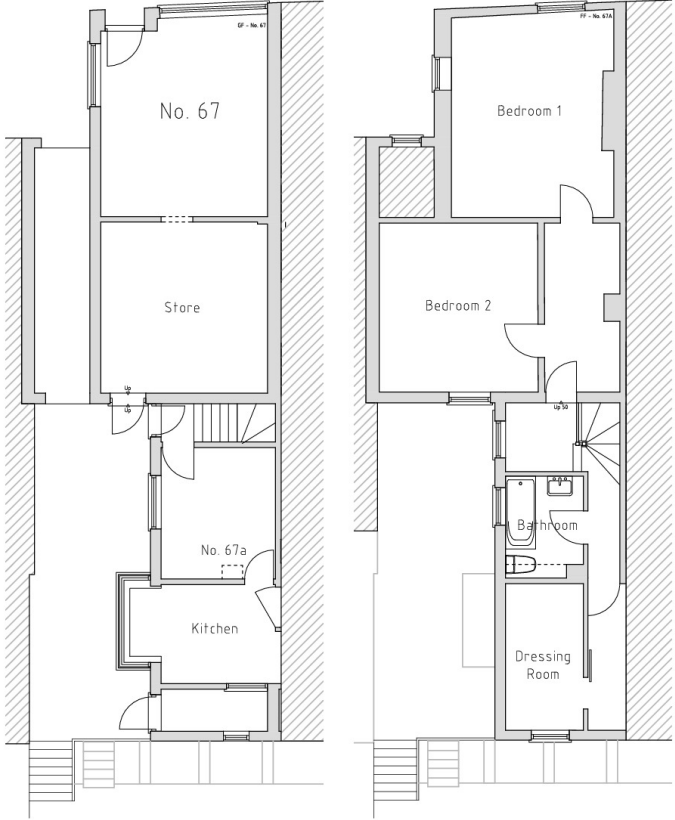


Proposed Ground Floor Level (Workshop)
Scale 1:100 @ A3

A Change of En Suite to Bathroom
28/02/2024 Elevations Added

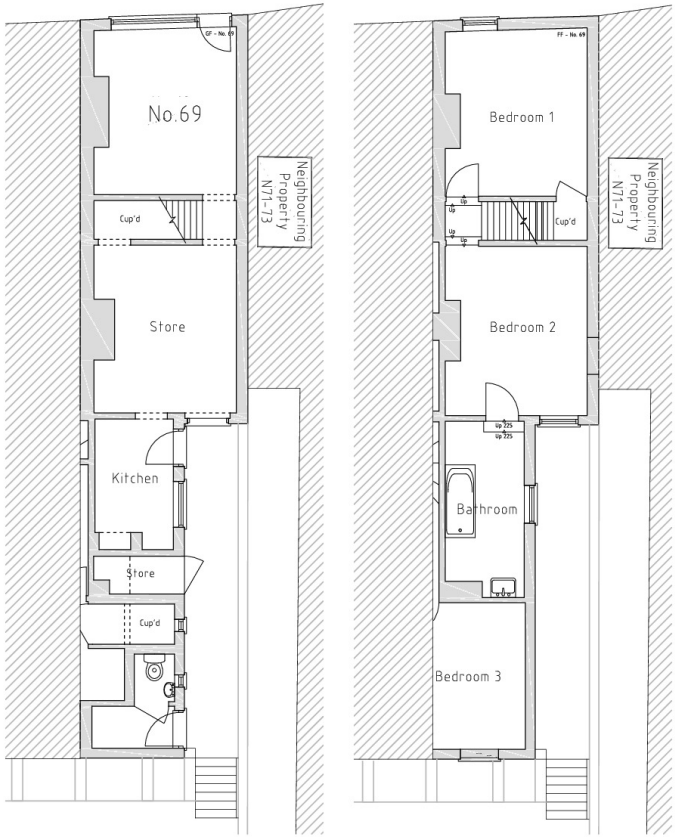
PROPOSED DEVELOPMENT			
Address 63-69 OUNDLE ROAD WOODSTON, PETERBOROUGH PE2 9PE			
Client VELINA FREEMAN			
Drawing PROPOSED FLOOR PLANS (WORKSHOP) Option 5			
Date DEC 2023	Scale 1:100 @ A3	 Peter and Rebecca Latham 101 Lincoln Road, Peterborough PE2 9PE T: 01753 580119 E: p.r.latham@pandrac.com www.pandrac.com	
Project No. 3950a	Drawing No. P05.6		
		Revision A	





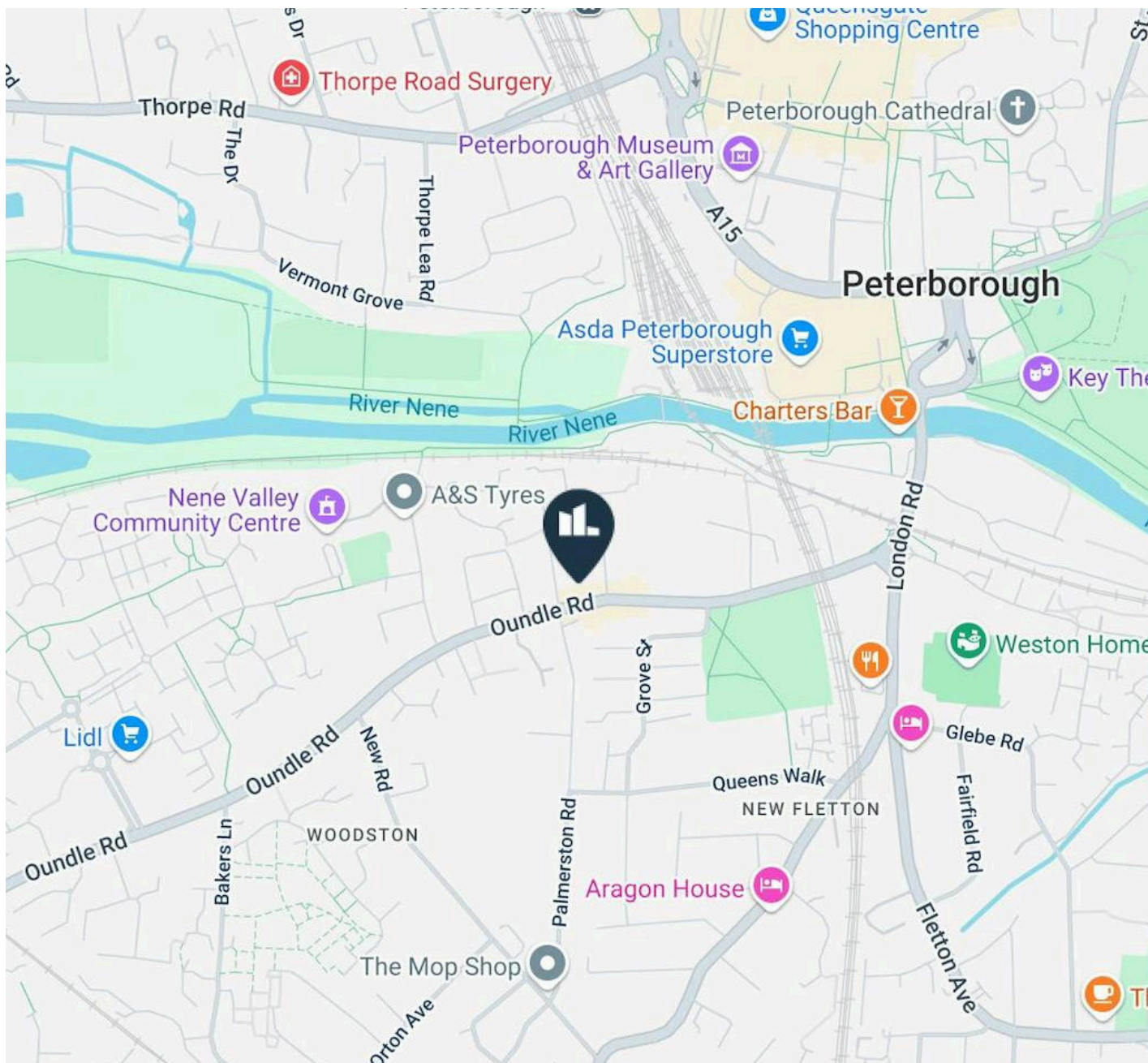
Existing Ground Floor (Unit 67)
Scale 1:100 @ A3

Existing First Floor (Unit 67)
Scale 1:100 @ A3



Existing Ground Floor (Unit 69)
Scale 1:100 @ A3

Existing First Floor (Unit 69)
Scale 1:100 @ A3



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.



Peterborough

Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands, eateries, and entertainment options. It's a popular destination for both locals and visitors. Brotherhood, Peterborough One, Serpentine Green and Bretton are other notable retail areas. The redevelopment of the East of England Showground will be transformative, and will bring new retail, leisure, care and entertainment options.

- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area over the period 2023-2028 .
- Peterborough attracts both domestic and international visitors to its historic city centre with Norman Cathedral

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit - 63-65	2,717	252.42	Available
Unit - 67	1,372	127.46	Available
Unit - 69	940	87.33	Available
Building - Rear Commercial Building	1,372	127.46	Available
Total	6,401	594.67	

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.

PLANNING PERMISSION

63-65 Oundle Road - 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.

67 Oundle Road - 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.

69 Oundle Road - 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.

Rear Commercial Building - 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.

SERVICE CHARGE

n/a

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



Will Elphinstone
07876 131346
willelphinstone@tydusre.com



Freddie Dade
07929 321709
freddiedade@tydusre.com



Joe Sagoe
07869 046125
joesagoe@tydusre.com

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