

FOR SALE

**Development, Industrial /
Storage, Land, Leisure,
Other, Residential, Retail**

Freehold Development Opportunity
For Sale

Sale

Offers in the region of £250,000



Summary

Opportunity to acquire 0.55 acres of prime river frontage, development land in the heart of Peterborough



Peterborough is the fifth fastest growing city in the UK with a population in excess of 215,000



Situated within the major mixed use development of Fletton Quays



The new Cygnet Bridge will bring pedestrian footfall directly into the site



Freehold with full vacant possession



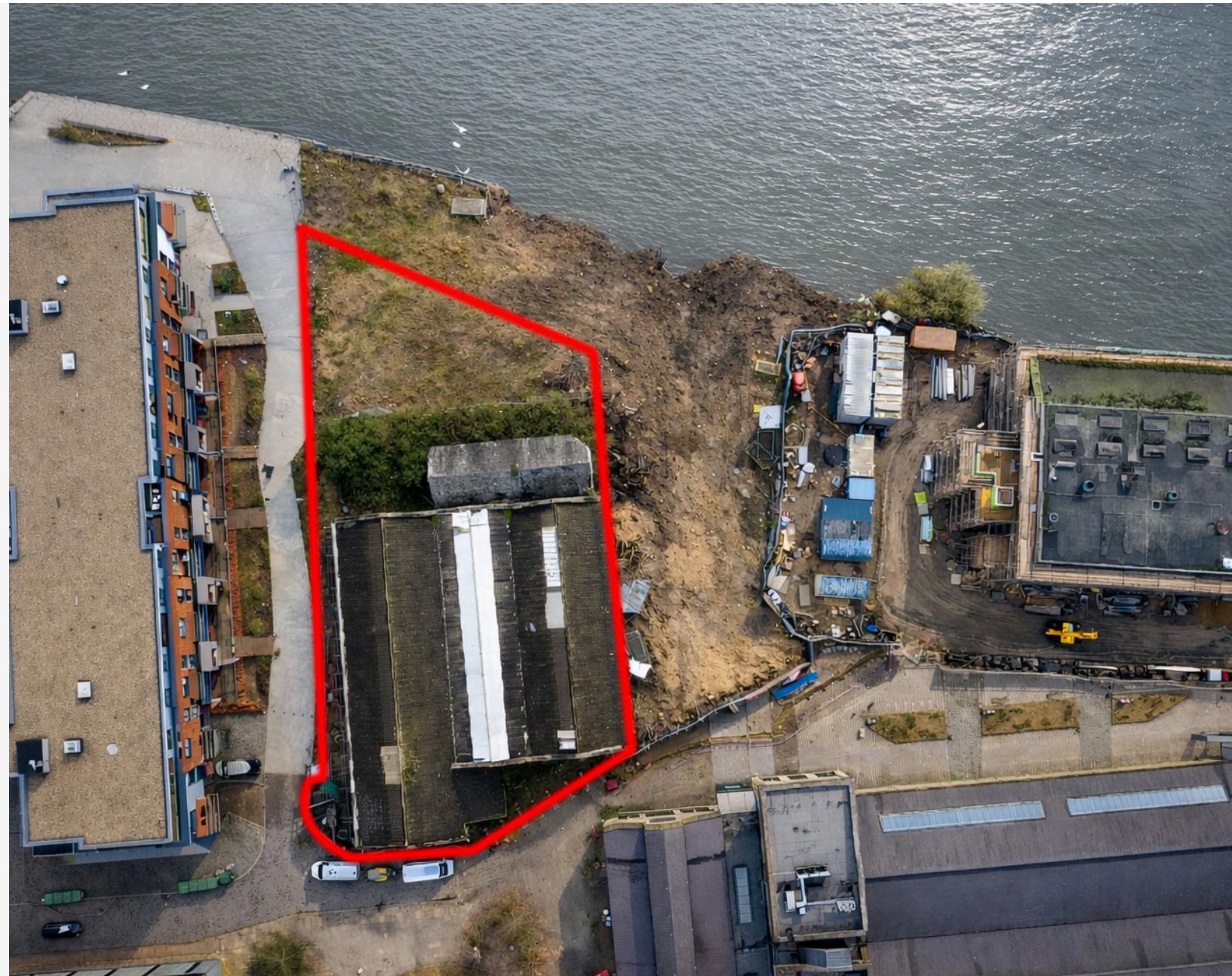
Suitable for a range of uses with a historic planning consent from 2015 for change of use to Use Classes A2, A3, A4, D1 and D2 (now E)



Vendors aspirations are for a food and beverage use but other uses will also be considered



Offers will be considered on an unconditional basis or subject to planning



The Goods Shed, Fletton Quays, Peterborough, PE2 8TY

0.55 Acres (0.22 Hectares)



Peterborough

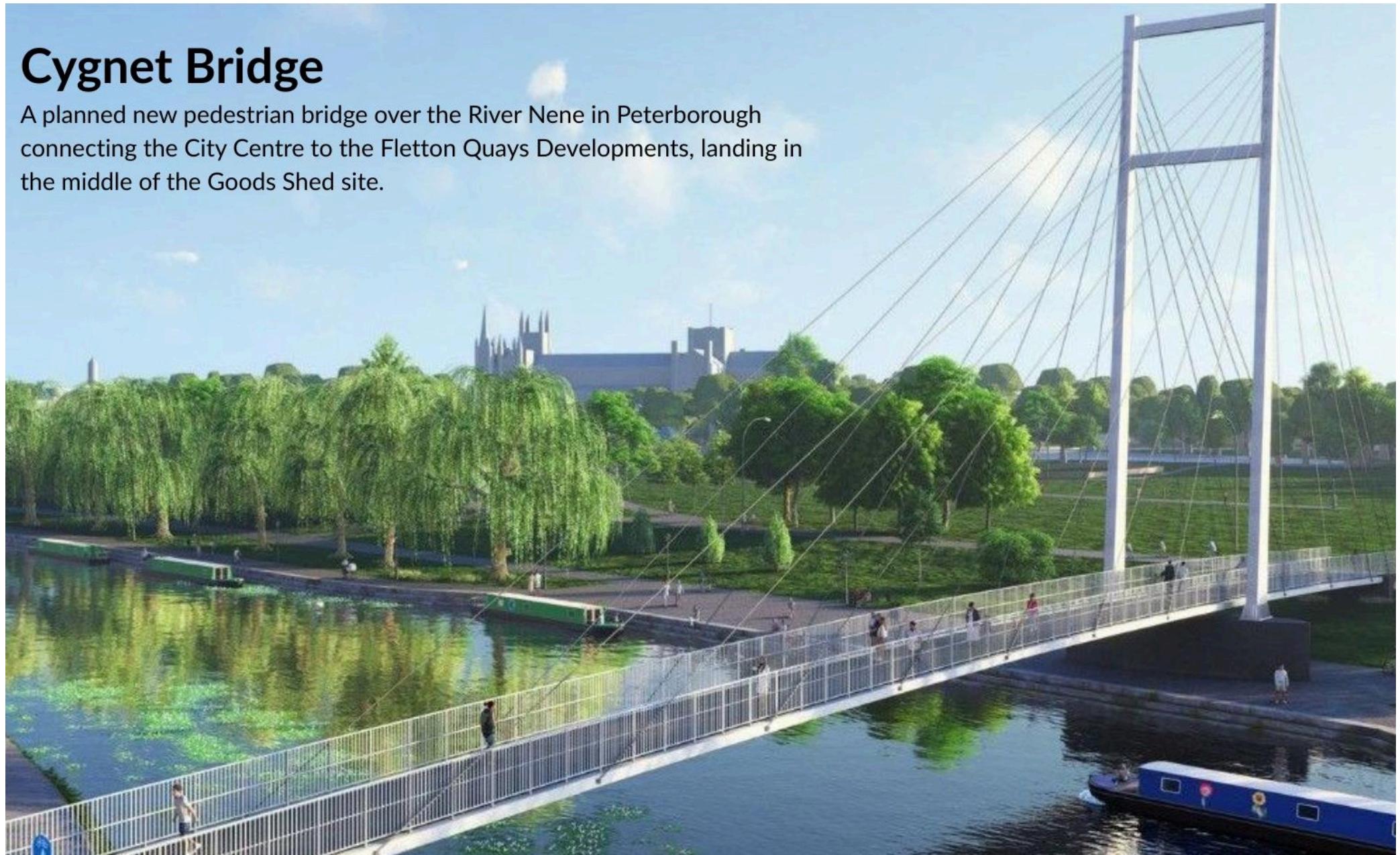
Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands, 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.

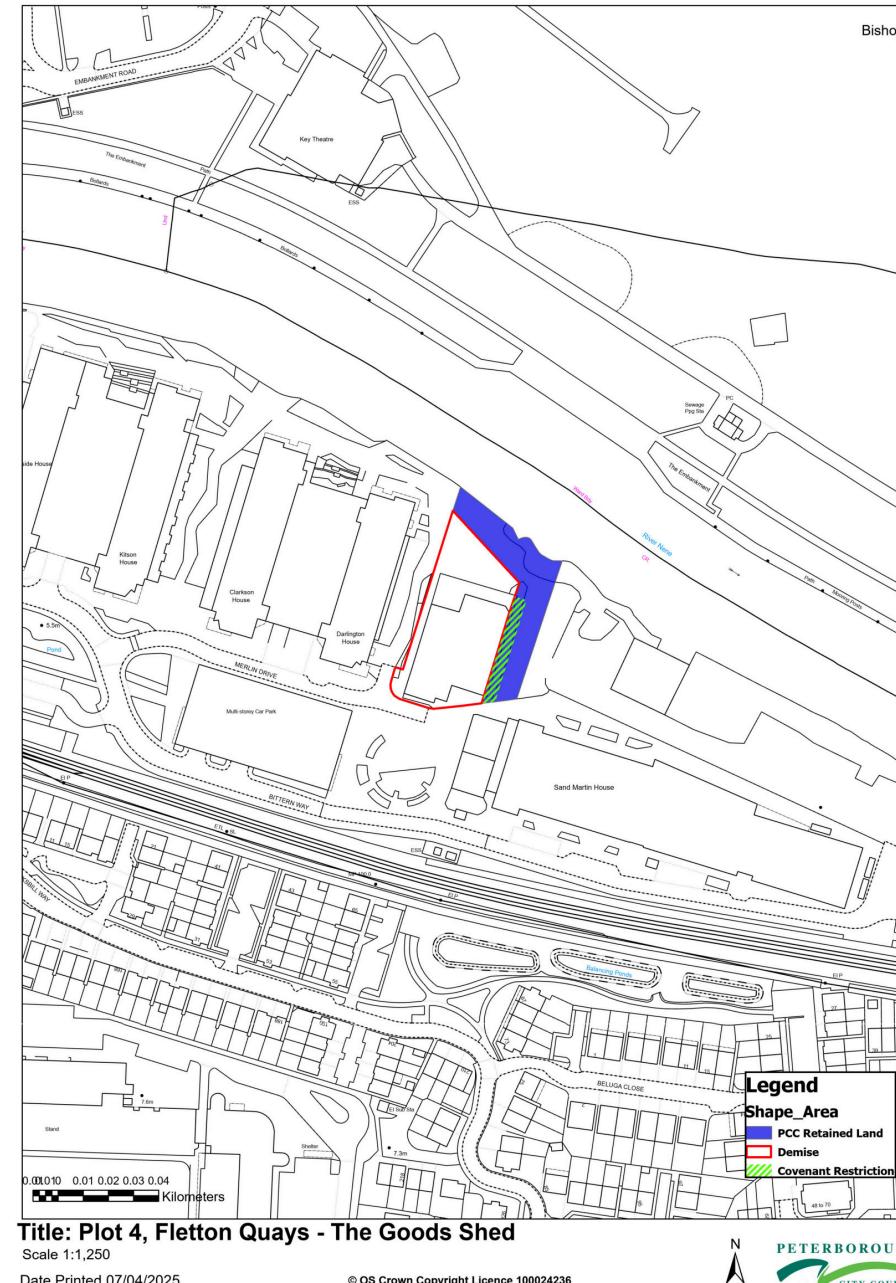
- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area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



Cygnet Bridge

A planned new pedestrian bridge over the River Nene in Peterborough connecting the City Centre to the Fletton Quays Developments, landing in the middle of the Goods Shed site.





Title: Plot 4, Fletton Quays - The Goods Shed

Scale 1:1,250

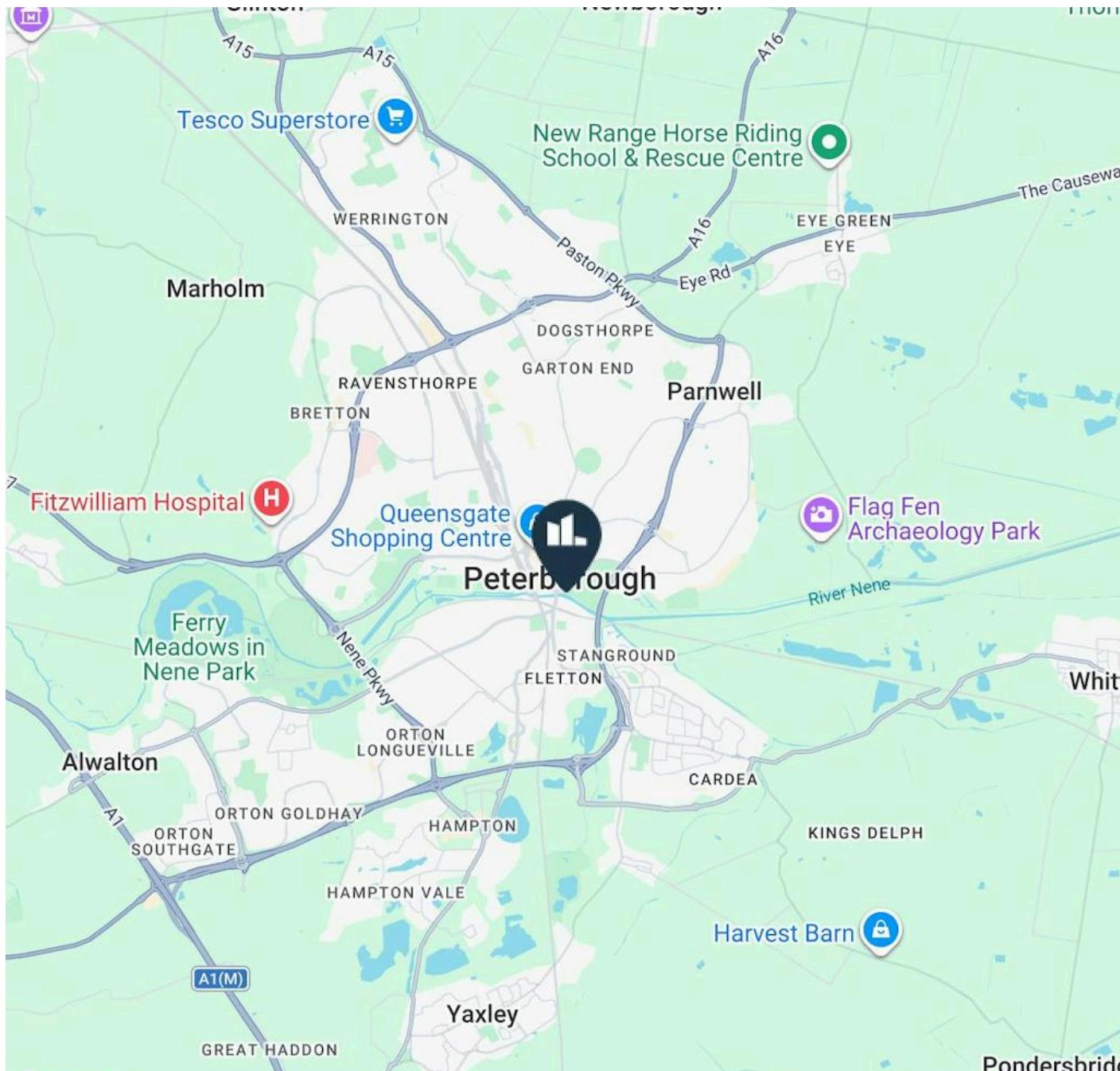
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Location

The property is located on the south bank of the River Nene with 60 metres of waterside frontage. The property sits within the wider Fletton Quays development, with immediate occupiers including Peterborough City Council, the Government Hub, the new hotel development, Bewitched and The Shed, as well as 450 luxury apartments delivered by Weston Homes. There are also two substantial public car parks within the wider Fletton Quays development.

In 2026, the Council began work on the Cygnet Bridge, which will provide a sustainable travel connection across the River Nene between the Embankment, Fletton Quays and the city centre. The bridge will land within the footprint of the property, providing exceptional pedestrian footfall opportunities. The bridge will offer pedestrians and cyclists an alternative route across the river, away from the busy main road. It will create a strong link from the south of the city to the new university campus. ARU Peterborough is a new £30 million university for Peterborough that opened in September 2022 and now hosts 2,000 students. This number is expected to grow to 12,500 by 2030 as the university expands. Next to the university will be the proposed new leisure centre, which is expected to be delivered in 2028.

Immediately to the east of the property is Whitworth Mill, a formerly derelict building which was recently acquired by MJS Developments, who are now on site delivering a high-quality residential scheme.

Only 200m away to the south is Peterborough Football Club, which boasts a 15,000-seat stadium, home to first division side Peterborough United. The property is only a five-minute walk from Peterborough city centre and the railway station, which offers a direct service to London in 45 minutes.

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DESCRIPTION

The Goods Shed is a Grade II listed, former Victorian railway shed on East Station Road, Peterborough sitting on a plot of 0.55 acres. The property sits within the wider Fletton Quays development area which is a major mixed use development which includes Peterborough City Council's headquarters, a 160 bed Hilton Hotel, retail and leisure units and five multi storey apartment blocks.

The existing buildings are vacant and in a dilapidated state. They extend to approximately 12,357 sq ft GIA of which 10,570 sq ft comprises the main shed, being a single open plan former industrial area, and 1,777 sq ft comprises ancillary structures. The property occupies a riverside plot of 0.55 acres adjacent to Sand Martin House, the Council's headquarters office building.

TENURE

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

PLANNING

In the adopted Local Plan, the Property is within an area designated as the Fletton Quays Opportunity Area (Policy LP50 of the adopted Local Plan). Policy LP50 states that within the Fletton Quays Opportunity Area, planning permission will be granted for a mixed-use development including new dwellings, offices, culture and leisure uses, with restaurants and bars along the river frontage.

Further key considerations from LP50 states that the development should:

- Maximise the advantages of the riverside setting with a high-quality design solution.
- Deliver an attractive public riverside walk and cycle path.
- Incorporate and enhance the Goods Shed, with imaginative new uses.
- Incorporate flood risk mitigation.
- Enhance biodiversity.

Priority consideration will be given to the development of a food hall/or similar that encourages small enterprises.

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

Joe Sagoe

07869 046125

joesagoe@tydusre.com

Will Elphinstone

07876 131346

willelphinstone@tydusre.com

Sophie Dickens

07763 206550

sophiedickens@tydusre.com

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