

FOR SALE

Land

Land for sale/development opportunity
- MU1 Land Parcel Hampton Beach,
Peterborough, PE7

Sale

Offers in the region of £400,000



Summary

 Freehold

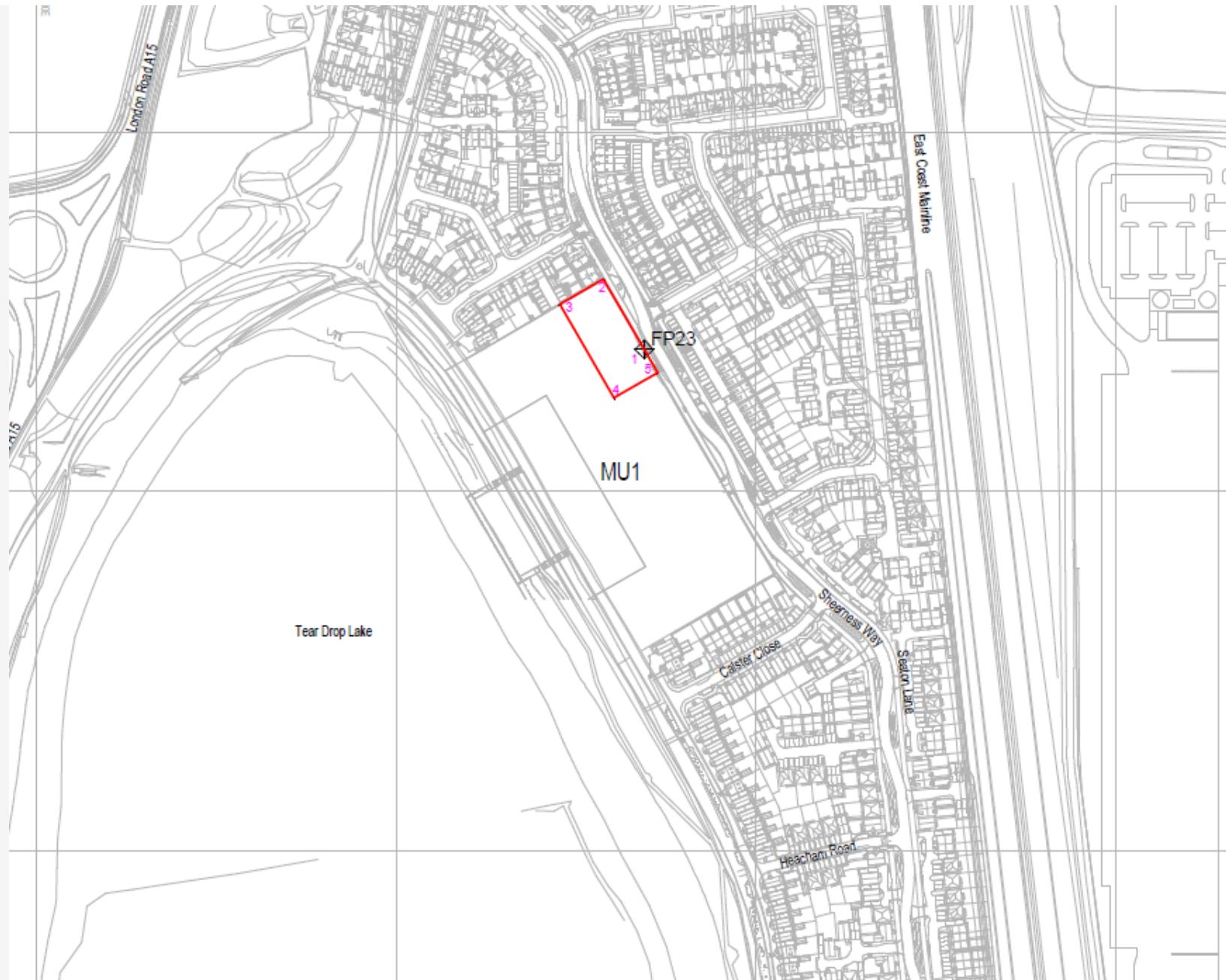
 Cleared site in a fantastic lakes setting in the Hamptons

 0.415 acres

 The site is suitable for retail/community facilities, leisure/recreation uses as well as other employment/support services

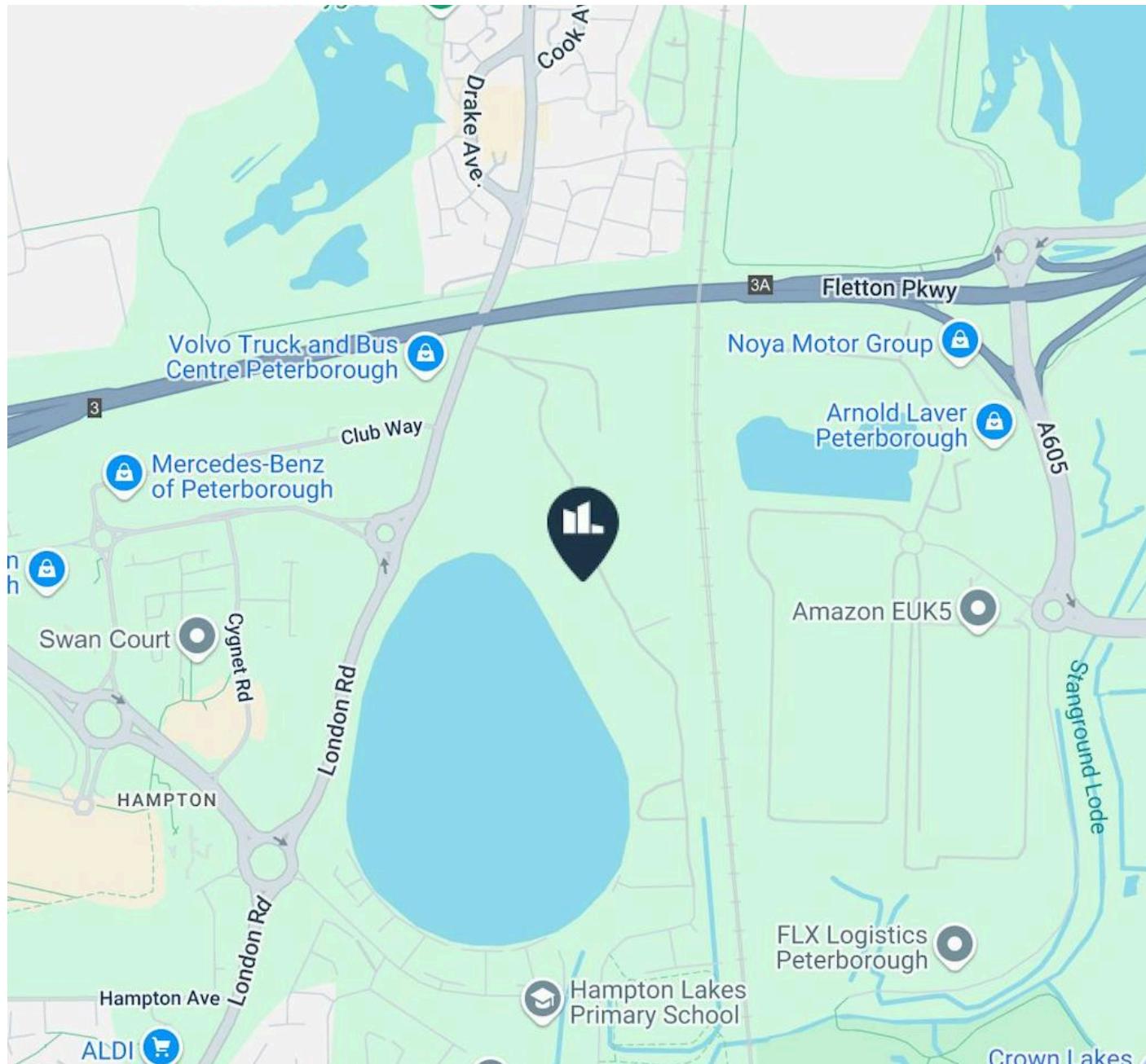
 Great road connectivity to A1 and City Centre

 Surrounded by a mix of residential, office, retail and leisure businesses









Location

The Hamptons are a series of 'villages' created by O&H Land, the master developer, sitting less than 4 miles from Peterborough City centre, Cambridgeshire. With 6 villages delivered to date and two further villages, Hampton Woods and Hampton Beach under construction.

These villages consist of:

- Over 6,500 new homes delivered
- Over 1,000 acres of open spaces
- 2 secondary & 5 primary schools delivered
- Various leisure facilities including a wakepark, Peterborough Green Wheel cycle routes, leisure centres and Vivacity.
- The Hamptons new daycare Hospital
- 10 minutes to Peterborough Train Station with direct trains to London Kings Cross in 45 minutes.

DESCRIPTION

The site totals c.0.415 acres and is located in O&H's newest 'village', Hampton Beach. The village is set alongside Teardrop Lake, surrounded by reed beds creating an idyllic setting.

The site sits on the eastern side of the lake and is accessed from Sheerness Way which in turn leads into Waterhouse Way and then London Road.

David Wilson Homes and Barratt Homes are currently onsite on the surrounding land delivering 657 units as part of their Hampton Beach developments. Phase 1 of this development totaling 341 units is due to complete in December 2027 and already a large number of these units have been occupied. Phase 2 of the development is due to complete in March 2031 and will deliver the remaining 316 units.

<https://www.dwh.co.uk/new-homes/dev-001169-dwh-at-hampton-beach/>

PROPOSAL

Offers are requested for the freehold interest either unconditionally or on a subject to planning basis.

PLANNING

No detailed planning applications have been submitted for the site but it has been identified in The Hamptons East Development Area Brief (DAB) as a 'mixed use centre'. The DAB envisages that the site will provide elements of retail/community facilities and may also accommodate an element of leisure/recreation uses as well as other employment/support services.

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



Joe Sagoe

07869 046125

joesagoe@tydusre.com



Sophie Dickens

07763 206550

sophiedickens@tydusre.com

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