

BANKS LONG&CO OUNDLE ROAD, PETERBOROUCH, PE27DF

- Attractive development site for sale
- 0.40 (0.16 hectares)
- Easy access to Peterborough city centre and A1 (A46)
- Situated within a desirable residential neighbourhood
- Planning consent for three large four bedroomed detached houses
- FOR SALE





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The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agets they give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on therwise as to the correct the source of fact but merselves by inspection or otherwise as to the correct.

## LOCATION

The site is located in an affluent and desirable residential neighbourhood within Peterborough, off the A605 Oundle Road, a main arterial route that links the A1260 Nene Parkway, with Peterborough centre. The surrounding area is primarily residential in nature save that there is a new Co-operative Convenience Store located adjacent.

Peterborough is an attractive cathedral city located in the county of Cambridgeshire, with a population measured at circa 183,631 people in 2011. Peterborough is situated 75 miles north of London on the River Nene. Peterborough's railway station is an important stop on the East Coast mainline linking London to Edinburgh with train times into London at circa 45 minutes. Peterborough is supported by a strong road network with the A1(M) running directly to the west of the city.

# SERVICES

All mains services are available in the vicinity of the site, however the Vendors cannot give any guarantee as to the capacity of these services and interested parties of advised to make their own enquiries with the service providers.

### TOWN AND COUNTRY PLANNING

The site has the benefit of a full detailed planning consent for the development of three large four bed residential units, reference 14/02171/FUL. We understand there will be a S106 contribution of £8,000 per unit payable. Further detail can be viewed via the Peterborough Council Planning Portal using the above reference.

## THE DEVELOPMENT

The development comprises three large four bedroomed houses with internal garage and private off-street parking.

The site extends to approximately 0.40 acres (0.16 hectares) and is accessed by vehicle off Oundle Road.

VIEWINC: The site can be viewed from the roadside, but interested parties are advised to carry a set of particulars. Contact: Lewis Cove T : 01522 544515 E : lewis.cove@bankslong.com Ref. 8048/2016

#### SIZE/PRICE

Plot 1:	1,765 sq ft	£140,000
Plot 2:	1,755 sq ft	£140,000
Plot 3:	1,450 sq ft	£145,000
Whole:	4,970 sq ft	£425,000
METHOD OF SALE		

The site is offered for sale by way of Private Treaty.

Please note preference will be given to a sale of the whole, however, the Vendors may consider a sale of the individual plots, further detail of which can be found in the schedule above.

#### VAT

VAT may be payable in addition to the purchase price at the prevailing rate.

#### LEGAL COSTS

Each side is to pay their own costs.