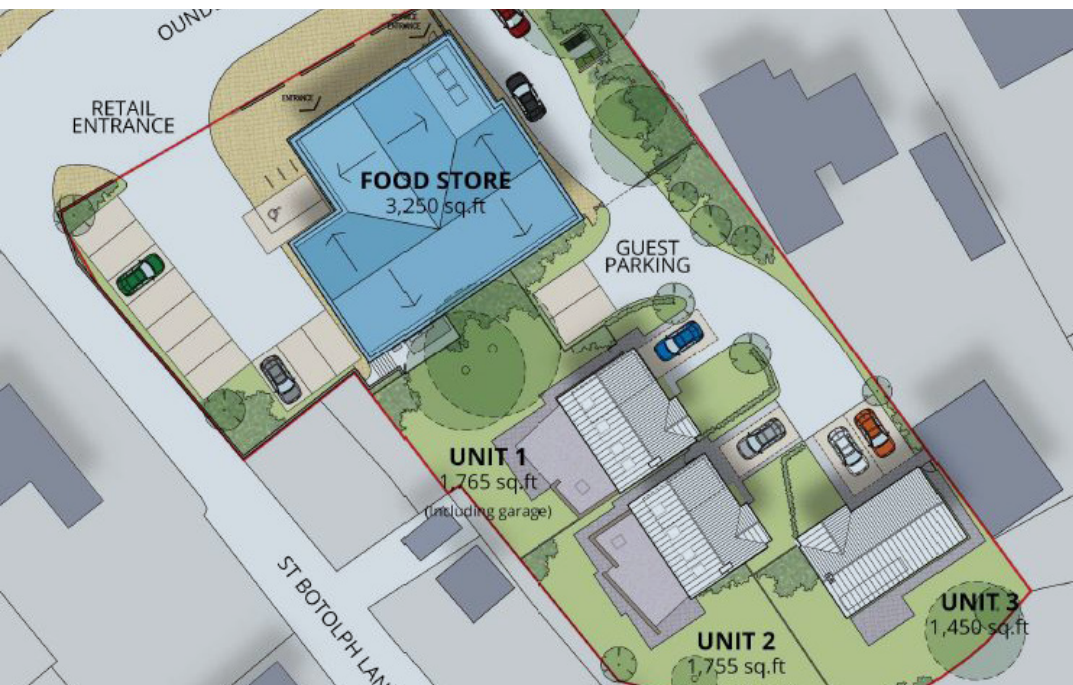
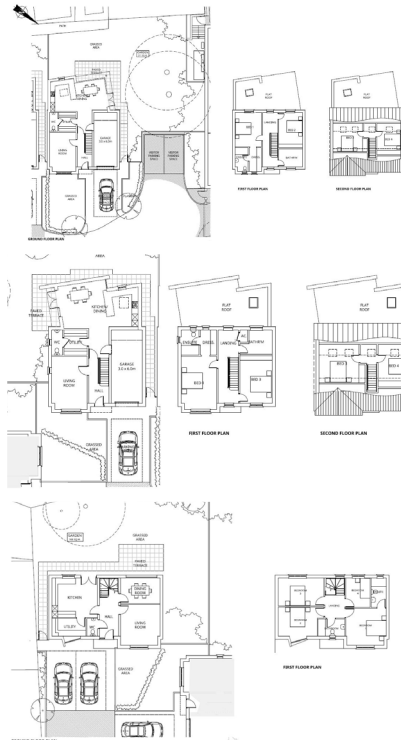
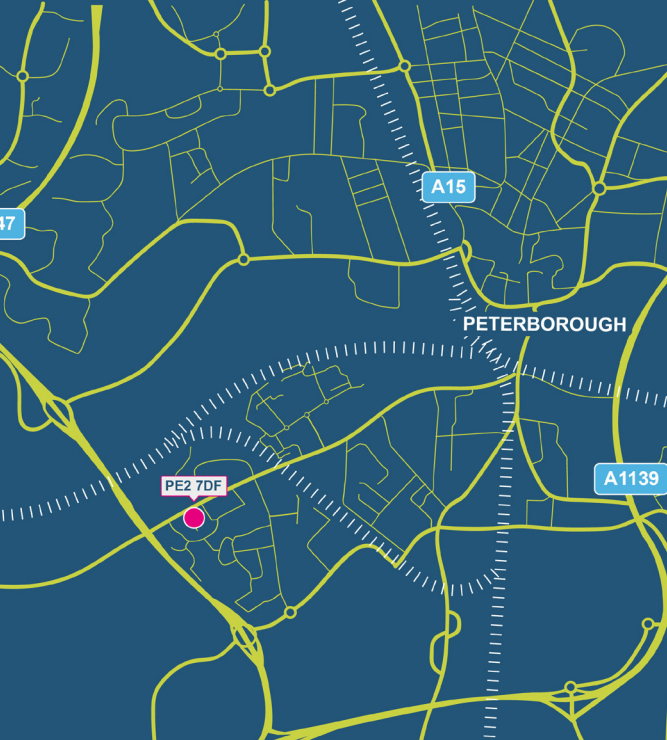




**BANKS  
LONG&Co**

**OUNDL ROAD, PETERBOROUGH, PE2 7DF**

- 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 bedrooomed detached houses
- **FOR SALE**



## 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.

## SIZE/PRICE

<b>Plot 1:</b>	<b>1,765 sq ft</b>	<b>£140,000</b>
<b>Plot 2:</b>	<b>1,755 sq ft</b>	<b>£140,000</b>
<b>Plot 3:</b>	<b>1,450 sq ft</b>	<b>£145,000</b>
<b>Whole:</b>	<b>4,970 sq ft</b>	<b>£425,000</b>

## 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.