

# Commercial Development Site

Eyebury Road  
Peterborough PE1 5YP

5.43 Acres Approx  
(2.2 Ha)

**FOR SALE**

## Land at Eye Road, Peterborough PE1 4SA

### LOCATION

The site is located approximately 2.25 miles north-east of Peterborough city centre, close to Oxney Road in the Eastern Industrial area.

It is approximately 1 mile from junction 7 of the Frank Perkins Parkway (Peterborough ring road) A1139, which in turn provides access to the A47 and the A1(M).

The area is mixed use (commercial and agricultural) and nearby occupiers include TC Harrison (Ford Dealership), Spriggs Reclaim Centre, Tesco Distribution Centre, Bardon Roadstone, Lafarge and Apex Training.

### THE SITE

The site, which fronts Eyebury Road, is mainly level, rectangular in shape and currently used for agriculture.

It has an approximate area of 5.43 acres (2.2 hectares).

### PLANNING

The site, which is allocated for employment uses, previously had planning permission for industrial / warehouse development, although this has now expired.

Planning permission was conditional on some road widening. A report by consultants showing that the road widening is not necessary is available upon request.

Purchasers should make their own planning enquiries via Peterborough City Council and satisfy themselves as to their proposed use.

### TERMS

The property is available on a freehold basis. Guide price upon application.

### VAT

VAT is payable on the purchase price.

### LEGAL

Each party will be responsible for their own legal costs in the transaction.

### FURTHER INFORMATION

If you require further information about the site please contact the sole agent Savills:-

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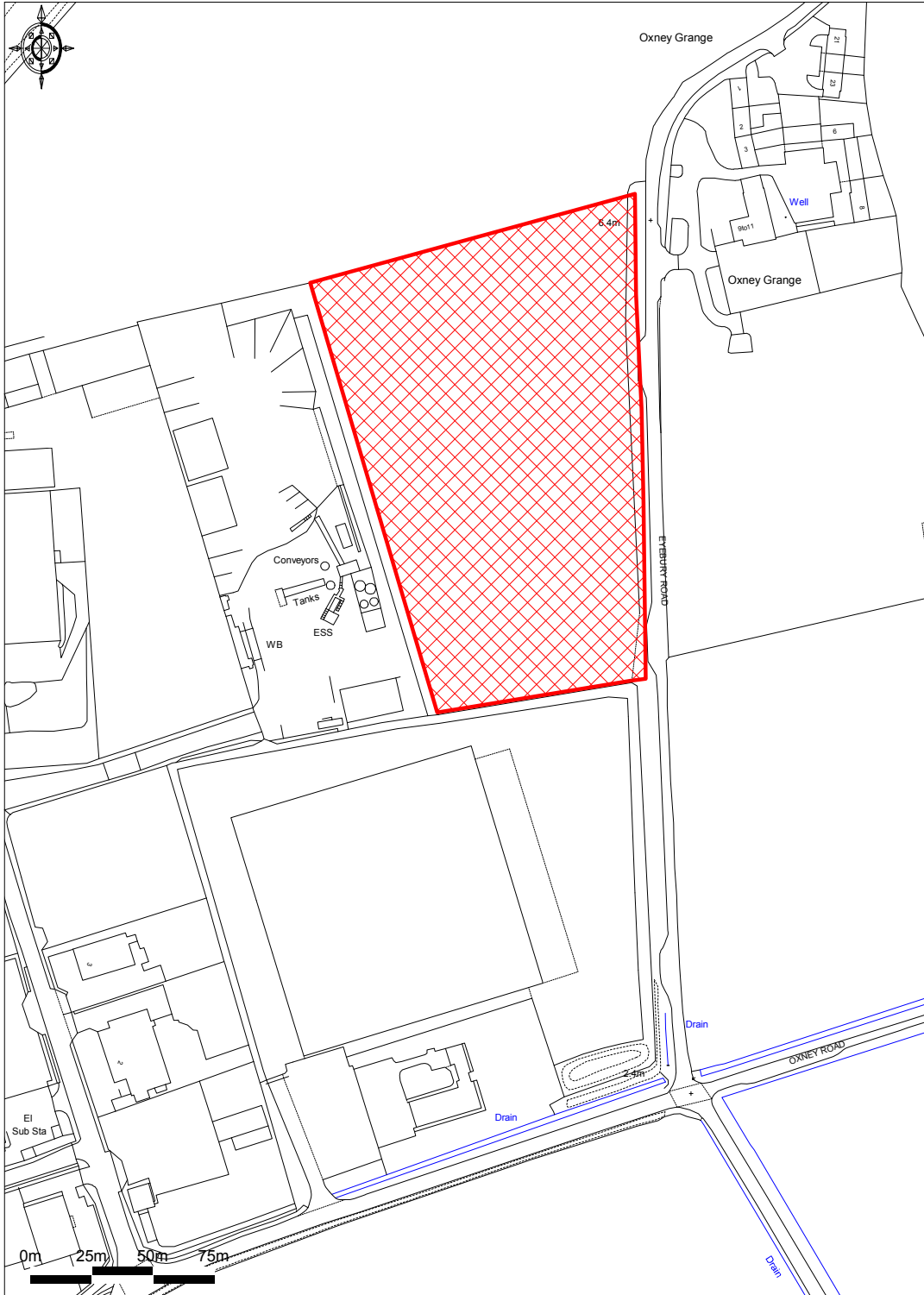


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## Eyebury Road, Peterborough