

DEVELOPMENT LAND



FOR SALE

BROADWAY, YAXLEY, PETERBOROUGH PE7 3EH

GROSS AREA APPROXIMATELY 5.05 HECTARES (12.5 ACRES)

- 3 miles from A1(M)
- Previous outline consent for Employment use and located in an Employment Area
- Direct access off Broadway
- Significant other industrial commercial development underway nearby

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01733 344414

Stuart House
City Road
Peterborough
PE1 1QF



LOCATION

The site is located 3 miles from J16 of the A1(M) at Norman Cross with access to the Parkway dual carriageway road system around Peterborough which is approximately 2 miles to the north-east. The site is serviced by a main bus route and adjoins the recently developed Eagle Business Park - a modern 30+ acre trade counter, industrial, warehouse and mixed use estate.

DESCRIPTION

The site extends to a total of approximately 5.05 hectares (12.5 acres) and is roughly rectangular in shape with direct access off Broadway.

Nearby occupiers include Clarke Steel, Screwfix, A E Rubber, Ferndale Electronics, Bishops 4x4 and Intercountry Trucks.

There are a number of existing buildings on site having previously been used as a mushroom laboratory and farm.

PLANNING

We understand that the property is allocated for Employment use in the Huntingdonshire Local Plan. An outline planning consent was also previously granted for industrial / warehouse uses, although this has now expired. Part of the site was occupied until mid-2018, whilst the remainder has been vacant for several years.

Purchasers should make their own planning enquiries and satisfy themselves as to their proposed use and planning requirements: Huntingdonshire District Council – 01480 388388.

TENURE

Freehold with vacant possession.

ACCESS

There is direct access off Broadway. In addition the owner has negotiated and agreed a secondary access off Broadway, requiring diversion of the Network Rail right of access route through the site.

Further details are available from the agents.

PRICE

Guide price of £2,812,500 (£225,000 per acre)

LEGAL COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by appointment with the sole agents:-

Edward Gee

01733 209906

egee@savills.com

Sam Major

01733 201388

sam.major@savills.com

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