



Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Wisbech Road

Thorney, Peterborough, PE6 0SE

A rare opportunity to acquire a substantial parcel of land situated to the rear of 160 and 162 Wisbech Road, in the sought-after village of Thorney, just outside Peterborough. Extending to approximately 0.6 acres, this generous plot is currently laid to grass and offers tremendous potential for a variety of future uses—subject to the necessary planning consents. Located within walking distance of village amenities and offering excellent transport links, the land is available with no forward chain.

This versatile plot of land is tucked away in a private position behind two residential dwellings and benefits from side access. There is also scope for front access subject to the kerb being dropped and planning approval (STPP). Presently grassland, the site provides a blank canvas for a range of future opportunities.

- Potential Uses (STPP):
- Residential development – Space to build one or more homes, ideal for self-builders or developers seeking a profitable project.
 - Equestrian use – The size and layout lend themselves well to paddocks or small-scale stabling.
 - Storage or commercial yard – Subject to approval, it could serve as a compound for vehicles, machinery, or materials.
 - Smallholding or allotments – Perfect for those interested in growing produce or keeping livestock.
 - Recreational space – Could be landscaped for private leisure use such as a garden retreat, play area, or micro-campsite.
 - Eco or modular housing – A growing trend, especially for investors interested in low-impact living solutions.

Thorney is a charming and historic village located approximately 8 miles east of Peterborough, offering the ideal balance of rural living with urban convenience. Known for its rich heritage and conservation area status, Thorney centres around the impressive Abbey Church of St Mary and St Botolph, which dates to the 12th century.

- The village offers a friendly and tight-knit community, complete with:
- A well-regarded primary school (Duke of Bedford Primary School)
 - Village shop and post office
 - Cafés, pub, and takeaway options
 - A doctors' surgery and pharmacy
 - Regular bus services into Peterborough and Wisbech
 - Excellent road links via the A47 for commuters.

There are also beautiful surrounding countryside walks, cycling routes, and nature reserves—ideal for those who enjoy outdoor living. Whether you're an investor, developer, or simply looking to secure land for the future, this plot in the heart of Thorney represents an exceptional opportunity to acquire a versatile piece of land with strong long-term potential.

Disclaimer
The vendor is connected to City & County Estate Agents.

