



**Crown Street, Peterborough PE1 3HX**

**welcome to**

## **Crown Street, Peterborough**

- Investment opportunity
- Portfolio of Properties
- 3 House converted into 6 x One Bedroom Flats & 2 x 3 Bedroom Houses
- .60 of an acre of land to rear ( Approx subject to measure)
- Popular area

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£950,000**

The property comprises five adjoining residential houses combined under a single ownership, all of which are fully let, producing a current gross annual income of approximately £66,000pa - such as the properties although 5 terraced buildings comprise of 6 x 1 bedroom apartments and 2 x 3 bedroom houses. Crown Street presents a compelling mixed investment and development opportunity in a well-established residential location within Peterborough. . In addition to the stabilised rental income, the asset benefits from a substantial parcel of land extending to approximately 1/3 of an acre to the rear, offering clear medium-term development potential. The site has previously benefited from planning consent for four additional dwellings, making it particularly attractive to investors and developers seeking both income and value-add upside.

Development Land & Planning History with approximately 1/3 acre of land located to the rear of the existing houses

Previous planning approval granted for:

- o 2 × two-bedroom bungalows
- o 2 × three-bedroom houses
- o Planning history indicates established residential acceptability, reducing planning risk for future schemes
- o Scope to re-apply or revise planning (subject to consents) to reflect current market demand

**21 Crown St Epc Rating D**

**21a Crown St Epc Rating D**

**23 Crown St Epc Rating C**

**23a Crown St Epc Rating E**

**25 Crown St Epc Rating D**

**25a Crown St Epc Rating C**

**27 Crown St Epc Rating D**

**29 Crown St Epc Rating D**

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**Property Ref:**  
PCG123218 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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