



Land At Lyvelly Gardens, Peterborough PE1 5RX



welcome to

Land At Lyvelly Gardens, Peterborough

- Development plot located in the established residential area of Lyvelly Gardens, Peterborough
- Tree Preservation Order (TPO) in place on an existing tree
- Architect-reviewed site with indicative plans for a block of 7 flats
- Alternative development potential for 3 residential houses
- Indicative scheme allows for adequate on-site parking

Tenure:Freehold EPC Rating: Exempt

A rare opportunity to acquire a well-located plot of land in the established residential area of Lyvelly Gardens, Peterborough, offering significant development potential subject to the necessary consents. The site has already been assessed by an architect, with indicative plans prepared demonstrating the potential for a well-designed block of seven self-contained flats, incorporating adequate on-site parking in line with local requirements. Alternatively, the plot may be suitable for the development of three family houses, providing flexibility for a range of residential schemes. The plot is situated within a predominantly residential setting, making it well suited to both private and investor-led development. Local amenities, schools, transport links and Peterborough city centre are readily accessible, enhancing the appeal of any future scheme.

view this property online williamhbrown.co.uk/Property/PCG123127



Property Ref:
PCG123127 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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