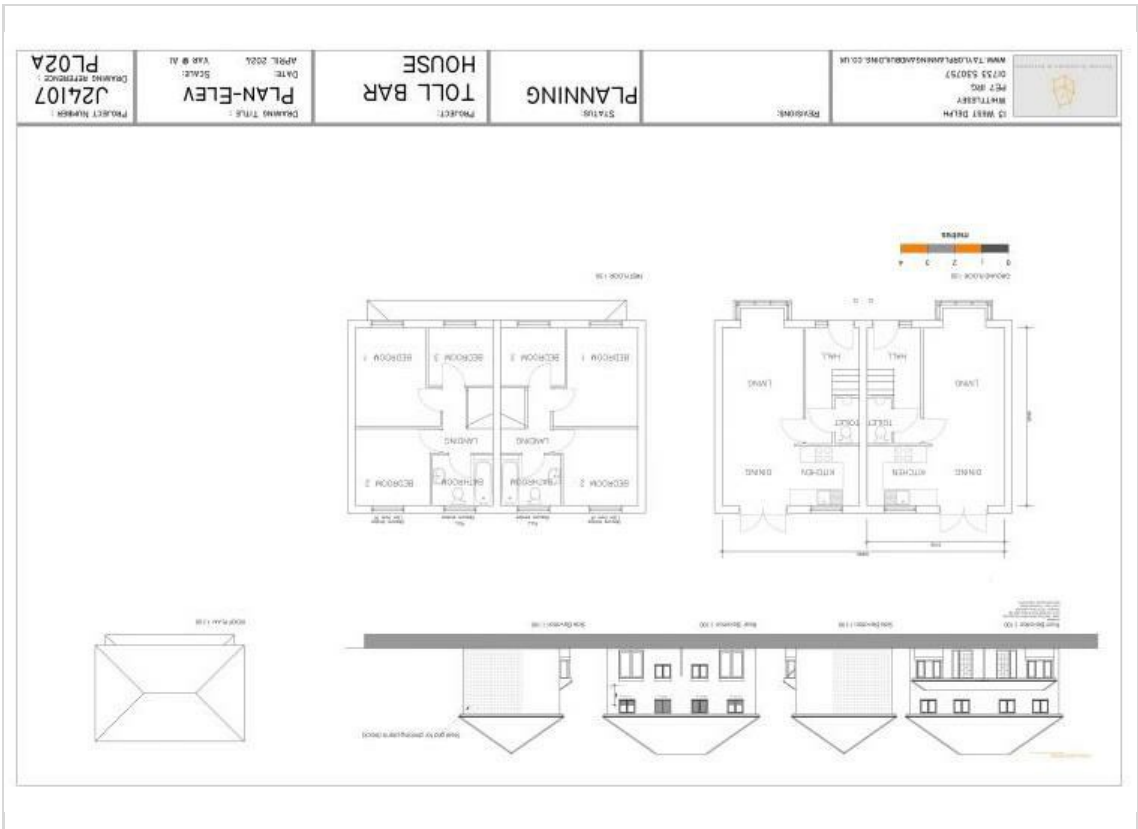


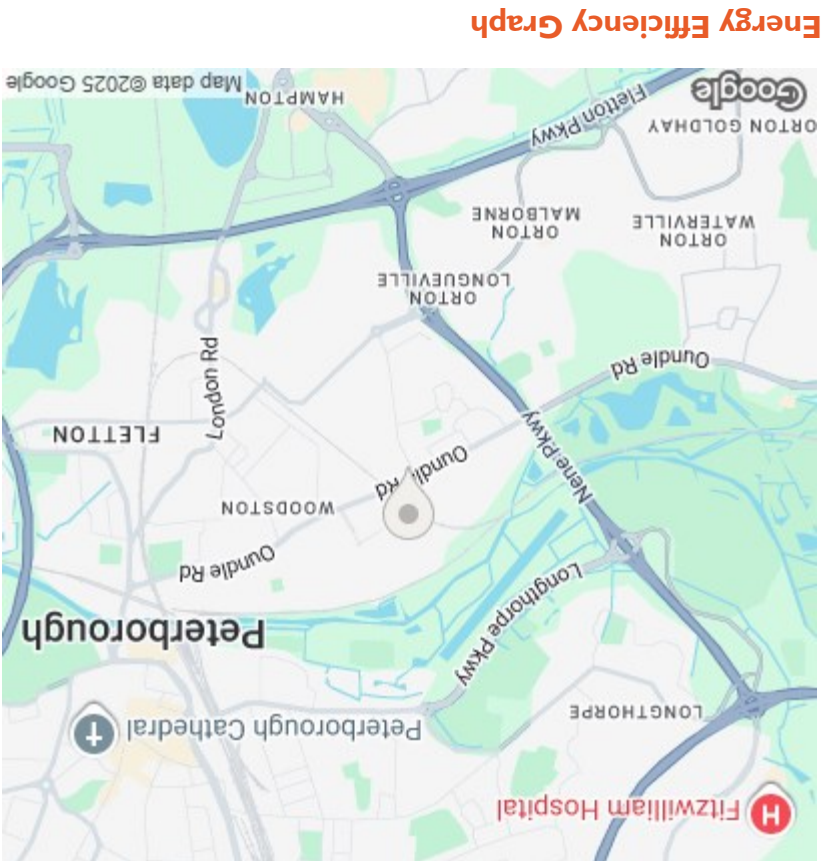
Disclaimer/Important Notice: In accordance with Property Misconduct Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent charged legal fees 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. Leases 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 exchanges of contracts.

Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

Viewing



Floor Plan



Area Map



Shrewsbury Avenue
Orton Longueville, Peterborough,
PE2 7BX

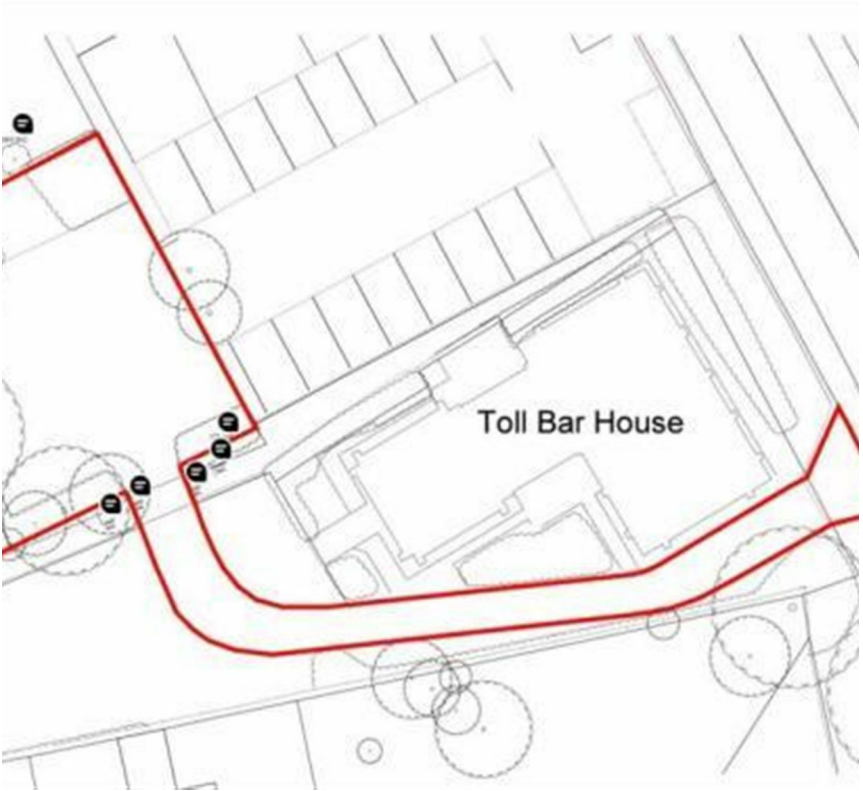
GUIDE PRICE £125,000 - £150,000
Freehold development site with full planning permission granted (Ref: 24/00897/FUL) for two well-designed three-bedroom semi-detached houses with parking. Situated near Orton Longueville, just moments from Peterborough city centre and train station, this is a rare opportunity for developers seeking a ready-to-go scheme with strong resale potential.

DESCRIPTION & LOCATION

The site is situated at Toll Bar House, Shrewsbury Avenue, within the popular Orton Longueville area of Peterborough, and lies only a short distance from the city centre, train station, and a wide range of local amenities. The area offers excellent transport connections, including direct rail services to London Kings Cross in under 50 minutes, making this an attractive location for both families and commuters.

DESCRIPTION

The land extends to part of the former Toll Bar House office car park and is shown edged red on the site plan included in these particulars (for identification purposes only). Full planning consent was granted by Peterborough City Council on 13th December 2024 under reference 24/00897/FUL for the erection of two semi-detached three-bedroom houses, each with parking, together with associated access and landscaping.
A copy of the decision notice and approved drawings are available via the Peterborough City Council planning portal or from the selling agents upon request.



PLANNING
Key pre-commencement conditions include:
• Submission of a full Arboricultural Impact Assessment and tree protection plan
• Archaeological monitoring and recording of groundworks
• A full surface water drainage scheme (SuDS) to be approved
• External materials and landscaping scheme to be agreed
• Further conditions cover biodiversity enhancements, obscure glazing to certain windows, and provision of parking/cycle/bin storage before occupation.
• Purchasers will be responsible for discharging all planning conditions and for the costs associated.

SERVICES
Mains services are understood to be available nearby, although prospective purchasers must make their own enquiries with the relevant utility providers regarding connection and capacity.

Tenure - Freehold

