



Padholme Road
Eastfield, Peterborough, PE1 5EH

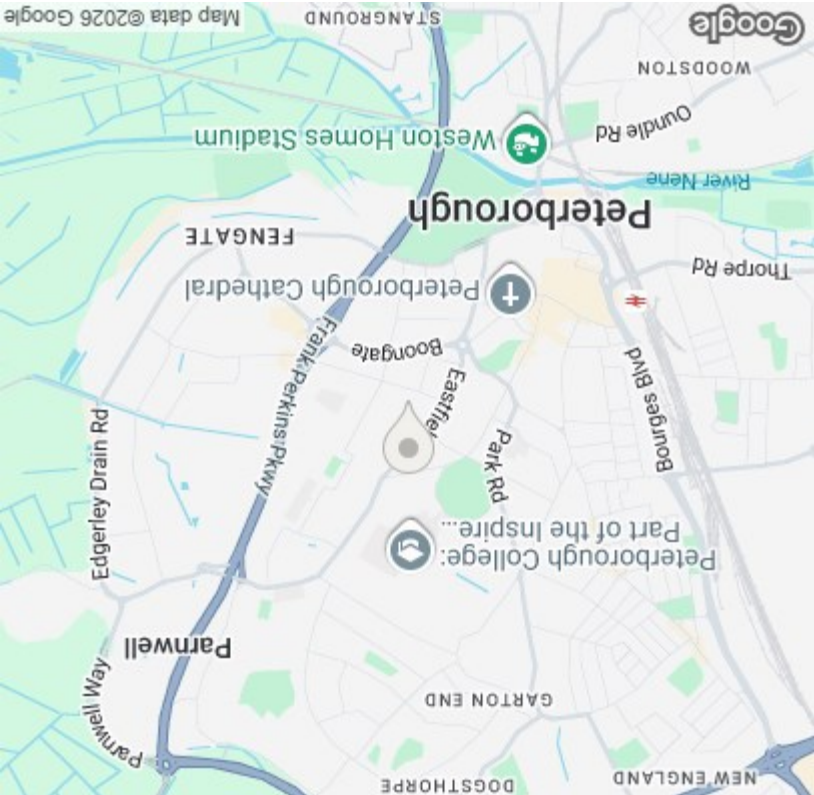
Guide Price £130,000 - Freehold , Tax Band -



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

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.

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 guarantees. 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.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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A substantial cleared plot of land is available on Padholme Road, close to Peterborough City Centre, offering considerable potential for redevelopment subject to planning permission. The site is being offered for sale via the Modern Method of Auction, providing a transparent and secure route to purchase within a defined timescale.

A rare and noteworthy opportunity has arisen to acquire a substantial cleared plot of land situated on Padholme Road, within convenient proximity to Peterborough City Centre. The site was formerly occupied by a large commercial unit, which was unfortunately destroyed by fire in 2023, resulting in a generous, level plot enclosed by part-brick and part-fenced boundary walls. The land presents considerable scope for a variety of alternative uses, subject to the necessary planning consents being obtained from the relevant local authority. Positioned within an established residential and commercial locale, the site benefits from good surrounding infrastructure and is well suited to a range of redevelopment proposals. Access to the plot is provided via a secure gated entrance, leading onto an extended driveway which runs the full length of the site, offering considerable potential for vehicular access to any future scheme. Owing to its size, location and proximity to Peterborough City Centre, this plot represents a compelling proposition for developers, investors or business owners seeking to bring forward a bespoke development suited to their particular requirements. The site is being offered for sale by way of the Modern Method of Auction, providing a transparent and secure route to purchase within a defined timescale. Prospective purchasers are strongly advised to make their own enquiries with the relevant local planning authority in order to satisfy themselves as to the suitability of the site for their intended purpose prior to submitting a bid.

AUCTIONEER COMMENTS:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property



carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

