

Richardson

**Development Land First Drove
Fengate PE1 5BJ**

FOR SALE £250,000



- Development Land
- 4.962 Acres (2.008 Ha)
- Vacant Possession
- Planning Consent
- Whole Or Part(S)
- Or Plots From 1.0 Acre
- Eastern Industry
- For Sale

**Stuart House, St John's Entrance
St John's Street
Peterborough, PE1 5DD**



www.richardsonsurveyors.co.uk

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LOCATION

Fengate is one of the four major industrial areas in Peterborough and lies approximately 1 mile east of the city centre. Major occupiers include Magnet, Perkins, St Ives Plc, together with a number of major car dealerships and trade counter businesses. The land is situated at the far end of First Drove and opposite the south side of the Greyhound Stadium.

DESCRIPTION

The site can be accessed off First Drove and has potential to be used for a variety of industrial purposes subject to planning consent. The site has planning permission granted on the 3rd October 2012 for a metal recycling yard on part of the site with associated access road. See ref: 12/01127/MMFUL on the Peterborough City Council website.

PLOTS

Individual plots are available, ranging in sizes from 1 acre upwards. Alternatively the site is available as a whole which is approximately 4.96 acres (2.008 ha) in size.

SERVICES

Interested parties are to make their own enquiries as to the services available on the site.

TERMS

The site is available freehold with full vacant possession.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact - Andrew Leech 01780 758007 e: aleech@richardsonsurveyors.co.uk or Callum Dickinson 01780 758005 e: cdickinson@richardsonsurveyors.co.uk

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.