

# 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](http://www.richardsonsurveyors.co.uk)

**01733 321800**

## **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.