

KINGSTON PARK • HAMPTON • PETERBOROUGH



Boundaries are for indicative purposes only



DEVELOPMENT SITE OF 21.16 acres (8.566 ha)

FOR SALE

■ Adjacent to Amazon & Debenhams ■ Good access to Fletton Parkway (A1139) ■ 2 miles to A1(M)



TRAVEL DISTANCES

A1 (M1)	2 miles
M25	70 miles
London	78 miles
Birmingham	80 miles
Nottingham	56 miles
Felixstowe	100 miles
Dover	153 miles

TENURE

The site is available for sale freehold on terms to be agreed.



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PETERBOROUGH

Peterborough is one of the fastest growing cities in the east of England with a population of approximately 171,000 and a catchment of over 400,000 people within a 20 mile radius.

Peterborough is anticipated to grow significantly over the next few years, following its inclusion within the M11 - Stansted - Cambridge - Peterborough growth corridor.

Peterborough has excellent access to other parts of the UK as it is at the junction of A1(M) and A47 and close to the A14 which leads to the M11 and other areas of the country. It is also at the junction of the Kings Cross to Edinburgh and Norwich to Liverpool railway lines with fastest journey time from London being 45 minutes.

Major manufacturing/distribution companies include Indesit, Perkins Engines, Masterfoods, Ikea, Debenhams and Tesco.

HAMPTON

Hampton is a growing township on the southern side of Peterborough with planning permission for 8,000 new homes, commercial and leisure facilities.

There are currently 2,700 homes, 2 primary schools, a secondary school and a medical centre. At Hampton Centre is Serpentine Green Shopping Centre which includes a Tesco Extra store, Boots, Gap, Next and WH Smith.

Leisure facilities include McDonalds, KFC, Frankie and Benny's, Chiquita's, a Harvester family pub and Premier Travel Inn. In addition there is a growing office park nearby where occupiers include News International, Kelway, and Mencap.

LOCATION

The site is prominently located close to Junction 3a of the Fletton Parkway (A1139), approximately 1.5 miles south-west of the City Centre and 2.1 miles east of the A1 (M) at Junction 17.

Kingston Park is fast becoming one of Peterborough's premier registered locations with neighbouring occupiers including Debenhams, Amazon, IKEA and Willis and Gambier.

PLANNING

Kingston Park North is allocated in the adopted Peterborough Local Plan (First Replacement) (2005) for employment uses as part of the Hampton General Employment Area. Policy OIW1 of the Local Plan specifies that within General Employment Areas, employment uses within the B1 (a, b and c), B2 and B8 use classes will be permitted.

Kingston Park North was also included within the original Hampton outline planning permission which was granted in 1993. The Peterborough Southern Township Development Plan which was approved as part of the outline consent allocated the site for predominantly B1 uses with some opportunity for B8 uses at its eastern extent.

THE SITE

The site, which was previously excavated, is adjacent to Amazon, Debenhams and the Kings Cross to Edinburgh railway line has an area of approximately **21.16 acres, (8.566 ha)**. A new access road to the site will be required.

Further information about the title and ground conditions are available from the agents.

ENQUIRIES

For further information about the site, please contact:

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