

savills

Commercial Development Site

Plot NC5, London Road,
Hempsted, Peterborough

0.59 Acres (0.24 hectares)

FOR SALE

Development Site

Savills Peterborough

Trinity Court
Trinity Street
Peterborough
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PETERBOROUGH

Peterborough is an expanding Cathedral City which in recent years has become a flourishing commercial centre. Major companies such as Perkins Engines, Baker Perkins, Thomas Cook, and Travelex are established in the city. Peterborough has a population in excess of 170,000.

Road connections are good with the city located close to the junctions of the A1(M), and the A47 and A605, providing good access to the national motorway network.

Peterborough is also at the junction of the King's Cross to Edinburgh and Norwich to Liverpool railway lines with the fastest journey time from London being less than 1 hour.

HEMPSTED

Hempsted is a neighbourhood development on the A15 approximately 2 miles from Peterborough City Centre. It is a mixed development of residential and commercial activities. There is 7.7 hectares of land for employment use and planning permission for 675 residential dwellings. There are also plans for a neighbourhood centre which will include small retail and office accommodation.

Hempsted is close to Hampton, a 10 year old maturing 2,500 acre New Township development to the south of Peterborough, with planning permission for 8,000 new homes, commercial and leisure facilities. There are already approximately 3,500 homes occupied, two primary schools, a secondary school and a medical centre as well as retail and leisure facilities.

SITE

Plot NC5 fronts onto London Road and is opposite a proposed new neighbourhood centre and has an approximate area of 0.59 acres (0.24 hectares).

PLANNING

The site has outline planning permission for B1 & B2 (light Industrial, and office development).

For further information on planning please contact Peterborough City Council on (01733) 453426.

SERVICES

All main services are available to the site including Broadband.

TERMS

The site is available for sale freehold.

FURTHER INFORMATION

If you require further information about the site or the planning brief please contact :-

Paul Farrow
(01733) 201387
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pfarrow@savills.com

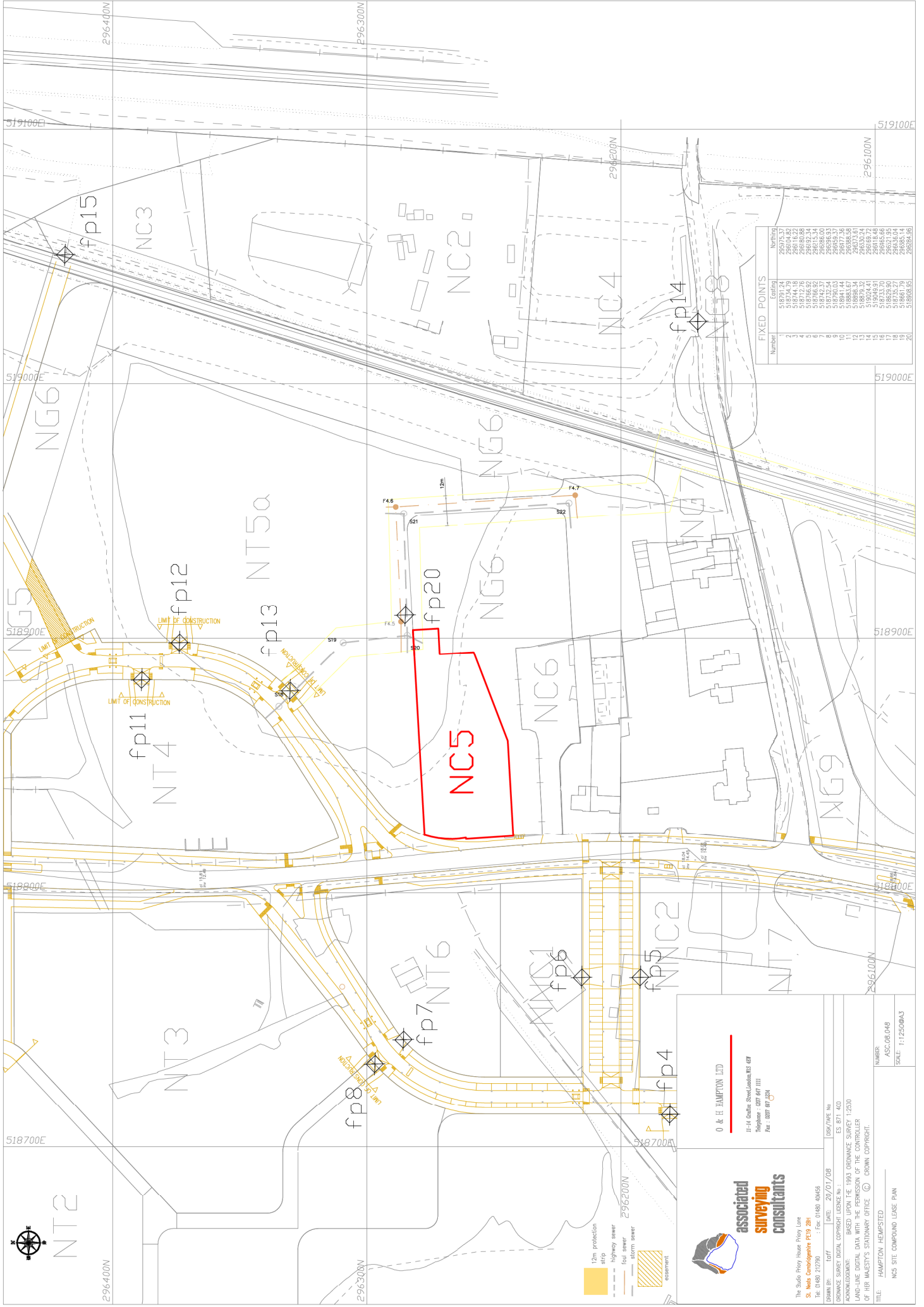
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Number	Easting	Northing
1	51879.24	29672.37
2	51874.18	29616.22
3	51872.76	29680.08
4	51875.34	29615.34
5	51876.32	29686.00
6	51872.37	29686.00
7	51876.03	29653.37
8	51881.44	29677.36
9	51879.32	29630.24
10	51888.34	29673.61
11	51894.91	29614.48
12	51873.70	29685.66
13	51873.70	29685.66
14	51861.79	29653.04
15	51861.79	29653.04
16	51861.79	29653.04
17	51861.79	29653.04
18	51861.79	29653.04
19	51861.79	29653.04
20	51861.79	29653.04



- 12m protection strip
- highway sewer
- foul sewer
- storm sewer
- easement

O & E HAMPTON LTD
 11, Ft. Gifford, Bredonham Hill, Eff
 Stratford-upon-Avon, CV34 9JF
 Tel: 01827 467111
 Fax: 01827 467124

**associated
surveying
consultants**

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DATE: 20/07/08
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 CHECKED BY: [Name]
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TITLE: HAMPTON HEMPSTEAD
 NC5 SITE COMPOUND LEASE PLAN

NUMBER: ASC.08.048
 SCALE: 1:125000A3