



# SIGNIFICANT DEVELOPMENT OPPORTUNITY

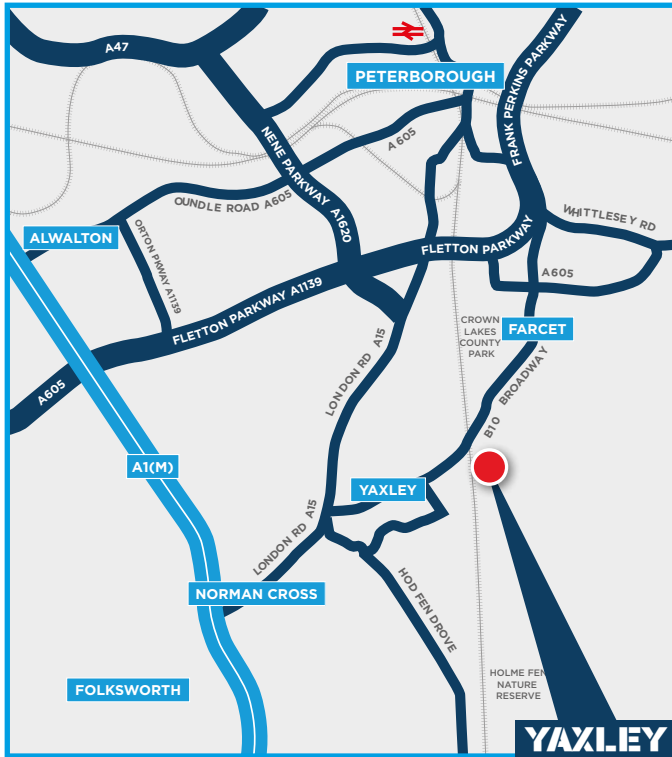
# YAXLEY

PETERBOROUGH PE7 3EH



## FOR SALE 9.5 ACRES

- ❖ STRATEGICALLY LOCATED  
3 MILES FROM THE A1(M)
- ❖ SIGNIFICANT FRONTAGE  
TO EAST COAST MAIN LINE
- ❖ OUTLINE CONSENT FOR  
EMPLOYMENT USE
- ❖ ADJOINING THE RECENTLY  
DEVELOPED EAGLE  
BUSINESS PARK



## LOCATION

The site is located 3 miles from Junction 16 of the A1M at Norman Cross with access to the Parkway System around Peterborough being approximately 2 miles to the North-East. The site is serviced by a main bus route with a regular service approximately every 20 minutes. It is adjoining the recently developed Eagle Business Park, a thriving 26 acre (10.41 hectare) modern and mixed-use estate.

Nearby occupiers include Clarke Steel, MRM Transport, A E Rubber, Ferndale Electronics, Bishops 4 x 4 and Intercounty Trucks.

## DESCRIPTION

The site extends to a total of approximately 3.80 hectares (9.5 acres) and is roughly rectangular in shape, with a small "spur" access section linking it to its access off Broadway.

We understand that all mains services are available to the site from Broadway (please note that their location or capacity has not been investigated).

There are a number of buildings on site, having previously been used as a mushroom farm.

## PLANNING

We understand that the property is allocated for employment use in the Huntingdonshire Local Plan. An outline planning consent was also granted for industrial / warehouse uses.

Purchasers should however make their own planning enquiries and satisfy themselves as to their proposed use and planning requirements:-

Huntingdon District Council - Tel: 01480 388388.

## TENURE

Freehold with Vacant Possession.

## ACCESS

The owner has negotiated and agreed access off Broadway, including the diversion of the Network Rail access route through the site. Further details are available from the joint agents.

## PRICE

Guide price upon application.

## VIEWING:

Strictly by appointment with the joint selling agents.

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