

DEVELOPMENT LAND, INDUSTRIAL FOR SALE

Peterborough East, Stanground

Peterborough, PE7 2PP



Key Highlights

- Freehold development opportunity
- Prominent roadside location
- 20.51 acres total / 12.21 acres developable area
- Outline planning for up to 164,290 sq ft of Class E / B2 / B8 development
- Units up to 21,500 sq ft
- Adjacent to a 300+ acre allocated employment site
- Approx 5 miles (8 mins) to the A1M

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DESCRIPTION

The site sits in a highly prominent position off the A605, extending to approximately 20.51 acres with a developable area of approximately 12.21 acres. It sits within a mixed-use environment, bordered by residential development to the west and industrial/agricultural uses to the north.

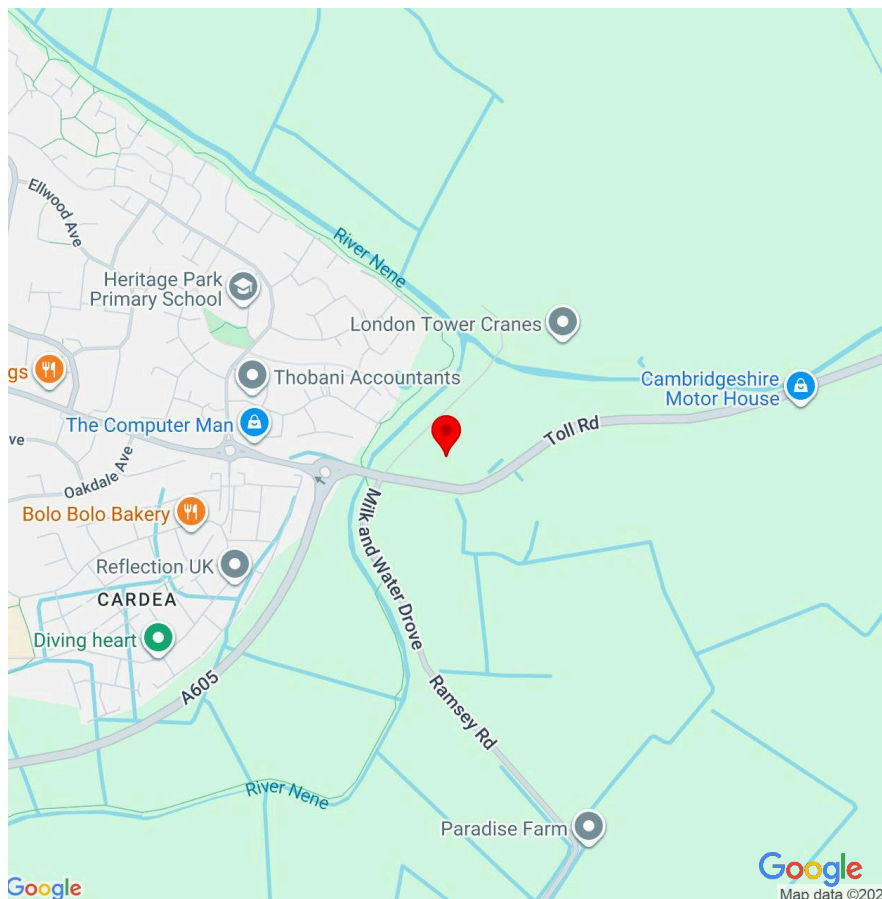
Outline planning consent is in place for the proposed scheme, including approved access arrangements. The site benefits from a secured power capacity of 1MVA (with potential for additional supply if needed) and allows for building eaves heights of up to 10 metres. The consent supports Class E, B1, B2, and B8 uses. Several planning conditions have been satisfied.

An option agreement is in place with the proposed developer of the adjoining 300+ acre employment scheme. Under the terms of the agreement, the neighbouring developer will provide 15 acres of serviced land in exchange for part of the subject site, which will be used to deliver a new roundabout providing access to their development.

LOCATION

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge. It has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

The site is located in Stanground, a suburb of Peterborough approximately 6 miles from J17 of the A1(M) via Kingston Park and is approximately 10 minute drive to the city centre and railway station which has excellent services to London (45 minutes fastest time) as well as York and Edinburgh to the north.



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VIEWINGS

Strictly by appointment with the sole agents.

TERMS

The site is available for sale - guide price upon application. VAT will be charged on the sale price.

OPTION AGREEMENT

An option agreement is in place with the proposed developer of the adjoining 300+ acre employment scheme. Details upon application.

BUSINESS RATES

Not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

DATA ROOM

For further information, access to the data room is available upon request.

EPC

Not applicable.

SERVICES

Mains services all located within proximity to the site. Details upon application.

PLANNING

Outline planning has been granted for up to 164,290 sq ft of development (Class E / B2 / B8 uses). Details upon application.

CONTACTS

For further information please contact:

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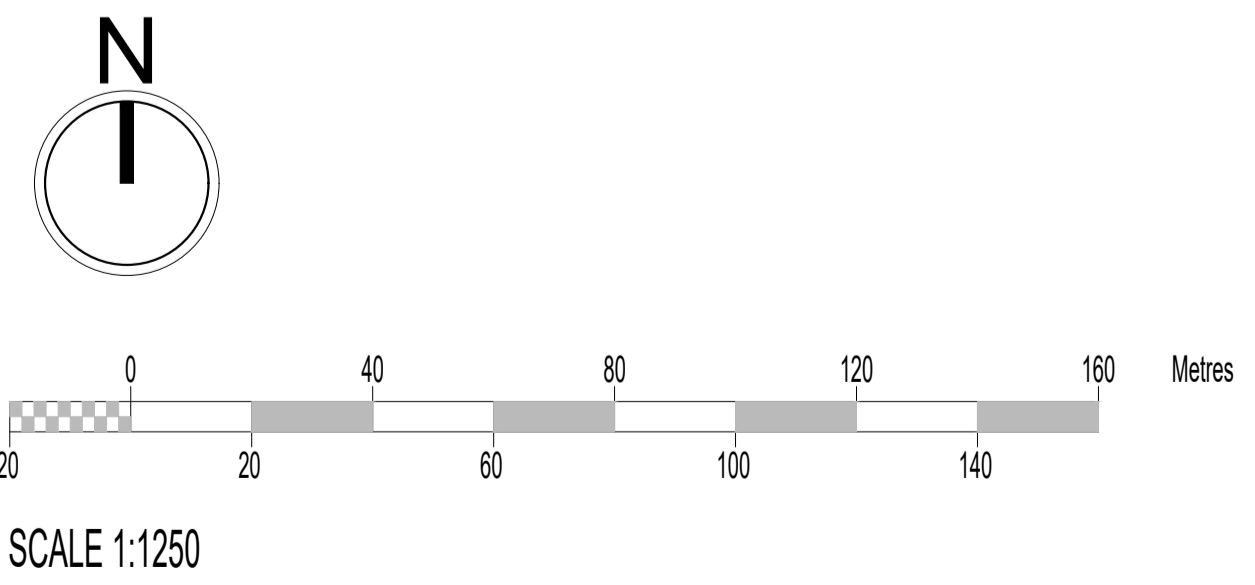
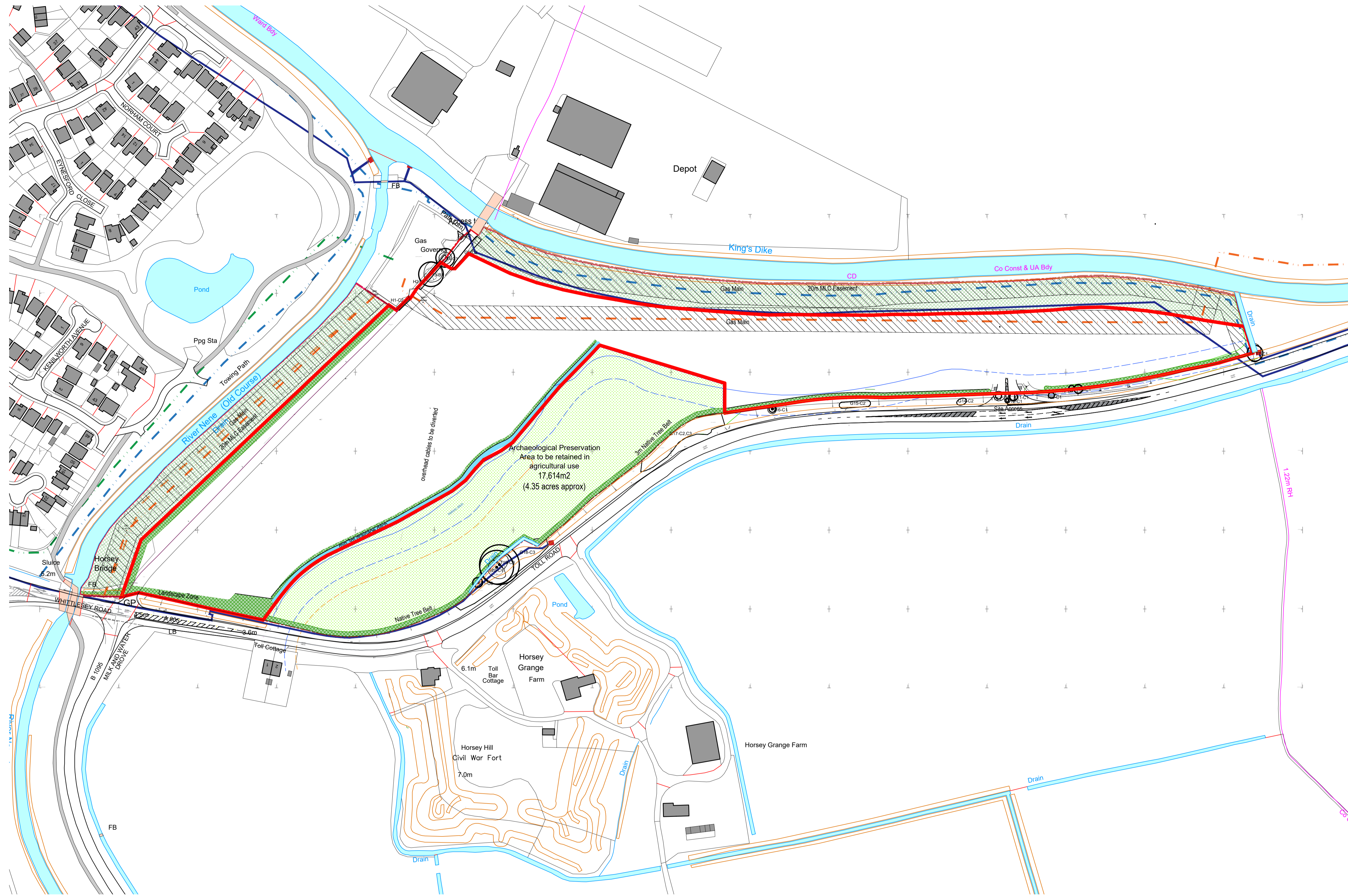
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AREA SCHEDULE

Site Area =	83,014 sq m	(20.51 acres approx)
Developable Area =	49,429sq.m	(12.21 acres approx)
Agricultural Land =	17,614m2	(4.35 acres approx)



F01	preliminary issue	19.12.
revision	note	dc
client		
Barnack Estates		
project title		
Horsey Bridge Stanground		
drawing title		
Site Developable Area Plan		
drawing status		
INFO		
scale	date	
1:1250 @ A1	December 2025	
project number	drawing number	revis
2472	AL0901	F



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AREA SCHEDULE

Development Area =	65,398 sq m	(16.1 acres approx)
Agricultural Land =	17,612m2	(4.4 acres approx)
Total =	83,010m2	(20.5 acres approx)

BUILDING AREA SCHEDULE (GIA)

Developable Area 01 =	4,912 sq m	(52,872 sq ft approx)
Developable Area 02 =	5,150sq m	(55,434 sq ft approx)
Developable Area 03 =	4,339 sq m	(46,706 sq ft approx)
Developable Area 04 =	439 sq m	(4,725 sq ft approx)
TOTAL =	14,841 sq m	(164,458 sq m approx)

SITE COVERAGE

Developable Area 01 =	38.5%
Developable Area 02 =	44.5%
Developable Area 03 =	40.1%
Developable Area 04 =	12.5%

OVERALL COVERAGE = 38.4%

Parking = 372 spaces (1 space per 39m2)

- KEY**
- Site Boundary
 - Agricultural Land
 - Tarmac Estate Road & Footpaths
 - Structural Landscape Zones
(Tree belt to be no higher than 20m, approximately 3m wide, planted at 3m intervals. To include native species such as Hawthorn, Hazel, Cornus, Holly and Guelder rose. Proposed sites designed to provide a good diverse mix of native species that also provide year round interest and foraging opportunities for wildlife.)
- SERVICES LEGEND**
- Water Main (Clean)
 - Electrical Cables
 - Gas Pipework
 - 15m Gas Easement (7.5m either side of pipe)
- SURFACE FINISHES**
- Concrete Yards & Roads
 - Block Paved Parking Bays
 - Paving Slab Footpaths
 - 7.3m Estate Road
 - 2m Cycle Footpath
 - Soft Landscaping
 - Mixed Native Hedge
 - Drainage Feature

U	Pedestrian and Cycle Paths updated	23.02.23
T	Alternative Access added	25.01.23
S	site access amended	20.01.23
R	extended cycle path and native tree belt added	31.12.22
Q	access updated	21.12.22
P	development area 4 updated	05.12.22
N	site layout updated and unit areas amended	28.11.22
M	site layout updated	23.11.22
L	access land highlighted	28.09.22
K	archaeology plan amended	08.08.22
J	archaeology plan amended	22.06.22
H	archaeology plan amended	21.06.22
G	redline boundary amended	21.05.21
F	agricultural land note amended	19.05.21
E	foot / cycle path repositioned & extended	27.03.21
D	disabled parking spaces noted	15.03.21
C	note re overhead cable diversion added	11.03.21
B	section lines added	08.03.21
A	planning issue	04.03.21
revision	note	date

client
Barnack Estates

project title
Horsey Bridge Stanground

drawing title
Proposed Overall Site Plan

drawing status

Planning

scale	date	
1:1250 @ A1	January 2021	
project number	drawing number	revision
2472	AP0201	U

