

Roadside Development Site

Busy roadside location

1.40 acres

Adjacent McDonalds and Esso

Suitable for a variety of uses including EV Hub & Drive-thru

Circa 30,000 vehicles per day

Development Land adj. Ginton Service Station,
Lincoln Road, Ginton, Peterborough, PE6 7JR



Location

The site is located at the Ginton Roundabout at the junction of the A15 and Werrington Parkway to the north of Peterborough. The A15 The site forms part of the wider Ginton Services which comprises an Esso branded Petrol Filling Station and McDonalds restaurant.

The site benefits from excellent road connectivity as the A15 connects to the A47 approximately 3 miles to the southeast and the A1 approximately 8 miles to the southwest.

Peterborough has a population of approximately 215,700 according to 2021 census data.

The sites' strategic location provides a strong passing traffic figure which is in excess of 30,000 on the A15 and Werrington Parkway combined.

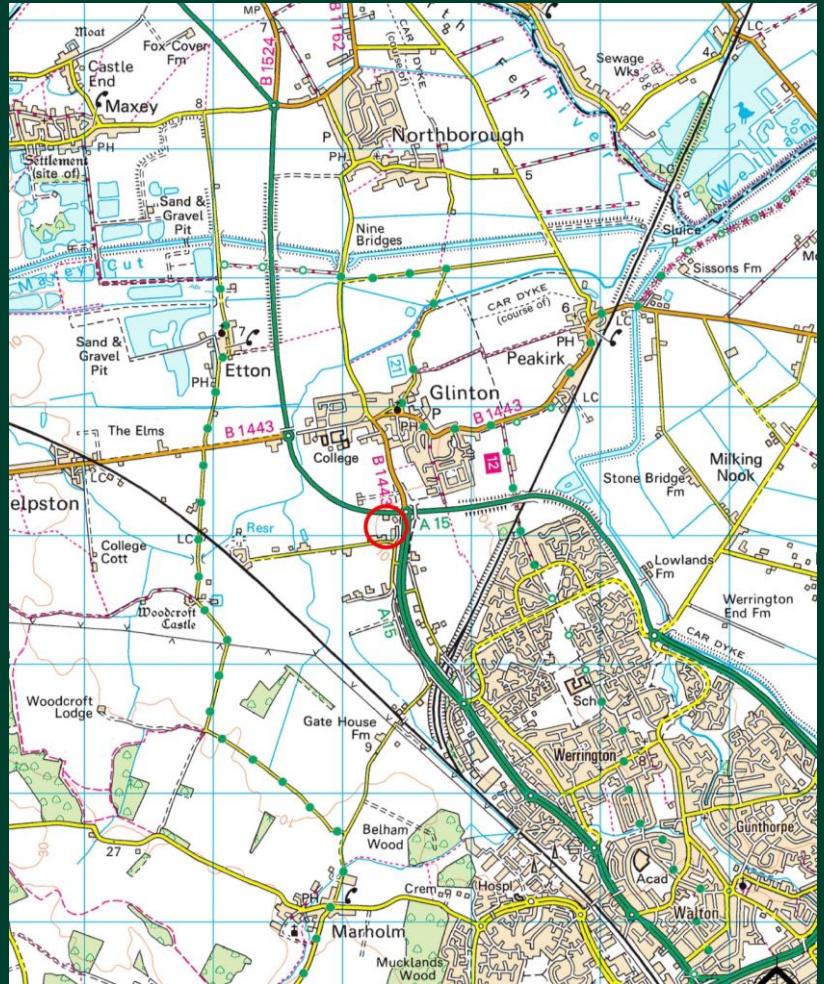
Description

The site is a broadly rectangular, undeveloped plot which is accessible via the existing services. It provides an exciting opportunity STP for a variety of commercial roadside uses, including (but not limited to) EV charging facilities, roadside retail & hotel.

Accommodation

The site has the approximate following area:

	Hectare	Acre
Total Site Area:	0.57	1.40



Tenure

The property is offered Leasehold.

Terms

A new lease on terms to be agreed, subject to planning. Further information can be provided upon application.

Proposal

The successful operator will be required to take on all capital development, planning, highways and commissioning expenses, as well as all operational costs. The operator is also responsible for any power capacity requests and site investigations if required.

Planning

The site is within an area administered by Peterborough City Council. We would advise planning enquiries are made directly to the local authority.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction.

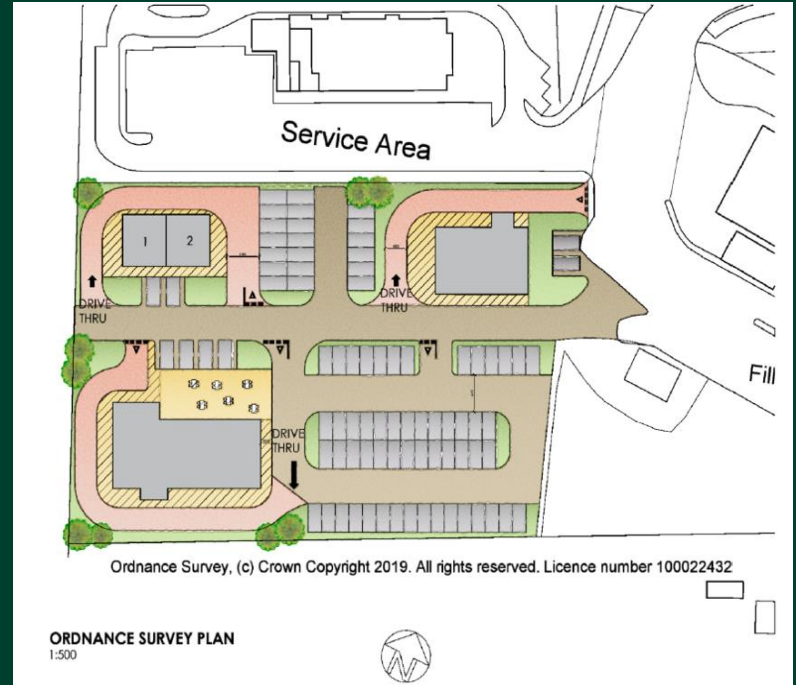
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Indicative site plan



Environmental

Interested parties will need to undertake their own investigations to satisfy themselves on environmental matters

Business Rates

The property has not yet been assessed.

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