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### Factory/ Possible Development, Walton, Peterborough, PE4 6AN



Ref:391

**Status:** **We Sold It**  
**Price:** **FIXED PRICE:£3,120,000**  
**Type:** **Commercial / Residential**  
**Beds:**  
**Baths:**

[Email us about this listing](#)

Tel: 01733 811988  
 Brightmoves - The Orchards  
 Thorney Road, Newborough  
 Peterborough, PE6 7QP

A rare opportunity to purchase this disused ex-machine parts factory on a 6-acre site in a popular part of Peterborough, just off the A15 & A47.

The property would ideally suit redevelopment towards residential use, but has potential commercial possibilities as an addition to the neighbouring Peter Brotherhood Retail Park.

The vendor has agreed to demolish the existing buildings including the removal of all debris to ground level.

The factory was originally built by Frederick Sage in the late 1800's and was used at the time to build parts and components for the RMS Titanic. Unfortunately Frederick Sage and his family were killed when the Titanic sank.

The factory was recently used by Triplex Machining Ltd to produce auto parts for General Motors.

The City Council have indicated that while the factory itself can be demolished, they want the water tower (Sage's Tower) to remain, as it is a major Peterborough Landmark.

There are currently two entrances to the site. One off Windsor Avenue and the other off Sage's Lane.

The internal factory floor space is currently 150,000 square feet.  
 One of the smaller buildings has a damaged roof and would need replacing.

The City Council has indicated that if the current buildings are demolished, a fresh planning application for commercial buildings would be required and it is unlikely that the same amount of covered floor space would be granted.

They have indicated that they would like to see the site developed into residential use, but commercial use is acceptable as long as it is not retail. The factory currently has class B1 use. (light industry)

If developed into residential use, the Section 106 would require 30% social housing with 25% of this being made available on a 50% shared ownership scheme.

The Council will request financial contributions towards strategic and neighbourhood infrastructure in line with the Council's Planning Obligations Strategy which can be found on their website. The level of contributions under the POIS will depend on the number of units and bedrooms in each unit.

There is also an Open Space requirement of 3.65 hectares per 1000 population, together with play equipment to be provided on site.

Interested parties should contact Brightmoves, the sole selling agent of this site.

Please Note: The sale price is a fixed price and not open to further negotiation! The vendor will NOT consider an Option Agreement and payment must be made in full before the buyer can start work on the site.

The vendor accepts that any offer will be conditional upon the buyer achieving planning approval and is willing to wait a reasonable amount of time for planning to be approved.



Facing North West



Boundaries



Facing South



Facing South



Facing South East



Facing South East





Facing North East



Facing South East



Facing North West



Inside Factory - South Side



Facing South West



Facing South West





Facing North West



Boundaries



OS Plan



Hybrid View/ Plan



Panorama 1



Panorama 2

◀ PREVIOUS

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Brightmoves have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5: Brightmoves have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

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