

Land at Middleholme





THE SITE

An exciting opportunity to acquire a residential development site at Middleholme (the Site), allocated in the Peterborough Local Plan for 350 units.

Introduction

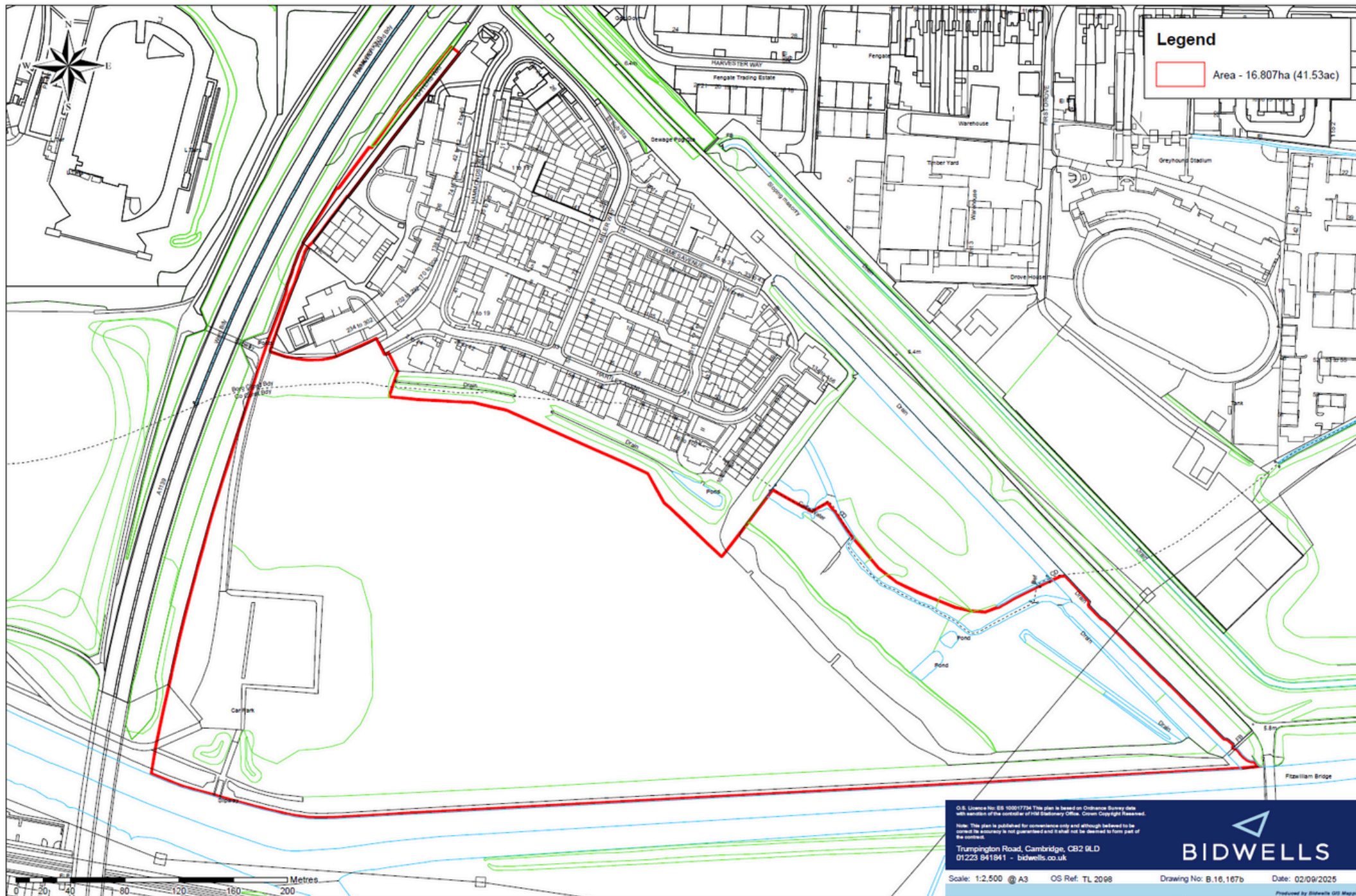
- For sale by Informal Tender.
- Allocated for 350 units.
- 16.807 hectares (41.53 acres).
- Subject to planning proposals sought.

Description

The Site extends to approximately 16.807 hectares (41.53 acres) and comprises grassland, scrub and a small area of hard standing. The Site is defined by existing residential housing along a portion of its northern boundary, commercial buildings to the east, the River Nene to the south. The A1139 (The Frank Perkins Parkway) runs parallel to the west of the Site.

Location

The Site is located to the south east of Peterborough, a vibrant and rapidly growing city in Cambridgeshire. Strategically positioned with excellent transport links, it is approximately 1 mile from Peterborough Railway Station, which offers direct rail services to London Kings Cross in under an hour. The area also provides easy access to the A1(M). Peterborough boasts a wide range of amenities, including the Queensgate Shopping Centre, restaurants, leisure facilities, and well-regarded schools. The city benefits from major regeneration projects and a strong local economy, continuing to attract a diverse and growing population, making it an ideal location for people looking to live, work, and invest in a dynamic and well-connected community.



Indicative Aerial Red Line Plan

PLANNING

Local Authority

The Site sits within the jurisdiction of Peterborough City Council.

The current Local Plan is the Peterborough Local Plan which was adopted in July 2019. A revised Peterborough Local Plan (2024-2044) is being prepared to replace the 2019 plan, with a consultation on the Preferred Options (Reg 18) that took place in April 2025. The Peterborough Local Plan is due to be submitted for examination in Autumn 2025.

Allocation

The Site was allocated in the Peterborough Local Plan on the 24th July 2019 (Ref: LP37.27) with an estimated capacity of 350 dwellings, and has a continued allocation in the Peterborough Draft Local Plan (Ref: LP47.14) dated 20th March 2025.

The Allocation stipulates that before granting planning permission for residential development, Peterborough City Council requires a development brief or supporting documents addressing key issues: including flood risk mitigation, site remediation, transport and access improvements, biodiversity protection - especially regarding the Nene Washes - visual and landscape considerations, high-quality design with community spaces, and the provision of a public riverside walk and cycle path linking to the existing network.



ADDITIONAL INFORMATION

Proposed Access

Access to the Site is from the north via Hammonds Drive and Potters Way.

A Transport and Access Review provided by WSP is available in the Information Pack.

Services

A comprehensive constraints plan has been commissioned to inform and guide the future development of the Site. This plan includes a detailed development framework and assesses key considerations such as flood risk, ground conditions, landscape and visual impact, heritage and historical assets, power infrastructure, and key viewpoints.

Please refer to the Information Pack for further details with regard to services and studies completed on the Site.

Land Ownership

The Site is under the ownership of Milton (Peterborough) Estates Company and Peterborough City Council.

Peterborough City Council occupy a lease over a portion of the Site owned by Milton (Peterborough) Estates Company.

Tenure

The freehold of the Site is offered for sale with vacant possession on completion.



Information Pack

The information pack can be accessed via the dedicated website link below.

<https://propertysites.bidwells.co.uk/LandatMiddleholme>

Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the information pack.

Agreement

The Landowners are seeking offers for the sale of the freehold interest of the whole of the Site. The selected development partner will be expected to achieve a satisfactory planning permission as soon as reasonably achievable. Alternative agreement structures may also be given further consideration.

All proposals are to be in writing by **12 noon, on Thursday 13th November** in accordance with the Bidding Guidelines Proforma contained within the Information Pack. The Landowner reserves the right to reject any or all offers received.

Viewings

Please contact Sophie Wallis on 07929 370606, if you would like to register your interest to arrange a viewing.

Parties should take due care for their own personal safety when inspecting the Site.

Wayleaves, Easements, Covenants and Rights of Way

The agreement entered into with the selected development partner will contain the provision that the Site will be dealt with subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

VAT

The Site is elected for VAT, therefore VAT will be chargeable in addition to the purchase price at the prevailing rate.



An interactive 360-degree view of the land can be viewed by scanning the QR code.



Drone footage showing the extent of the land can be viewed by scanning the QR code.





Location Map

AGENTS NOTE For clarification Bidwells LLP wish to inform prospective Purchaser(s) that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the Property. The plans and acreages use gross acreages taken from the Ordnance Survey sheets and are not suitable for the preparation of Basic Payment Scheme forms. Measurements of areas and distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the Property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Property. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Property which, for the avoidance of doubt, must be by prior appointment and accompanied by the selling agent or representatives of the Seller.

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