

for sale

Roadside Development Land

intali



Peaker Park, Rockingham Road, Market Harborough, Leicestershire LE16 7QF

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key points

- 0.95 acres (approx.)
Gateway Site
- Suitable for Drive-thru and
Similar Development (STP)
- North-eastern outskirts of
Market Harborough
- Frontage to A4304
Rockingham Road
- Opposite Tesco Express/
Dominoes Pizza
- STP and Unconditional
Offers Invited



summary

The last plot at the hugely successful Peaker Park development in Market Harborough is shortly to come forward for development.

This is a prominent “gateway” site fronting the A4304 to the town centre suitable for drive-thru and similar roadside development (STP).

The remainder of the Peaker Park development is occupied by Tesco Express, Dominoes Pizza, a new McCarthy & Stone retirement Home and modern office units occupied by TGW, Optimax, JS Law and Corporate Architecture.

The site is also opposite the former head office of Joules (now occupied by Next).



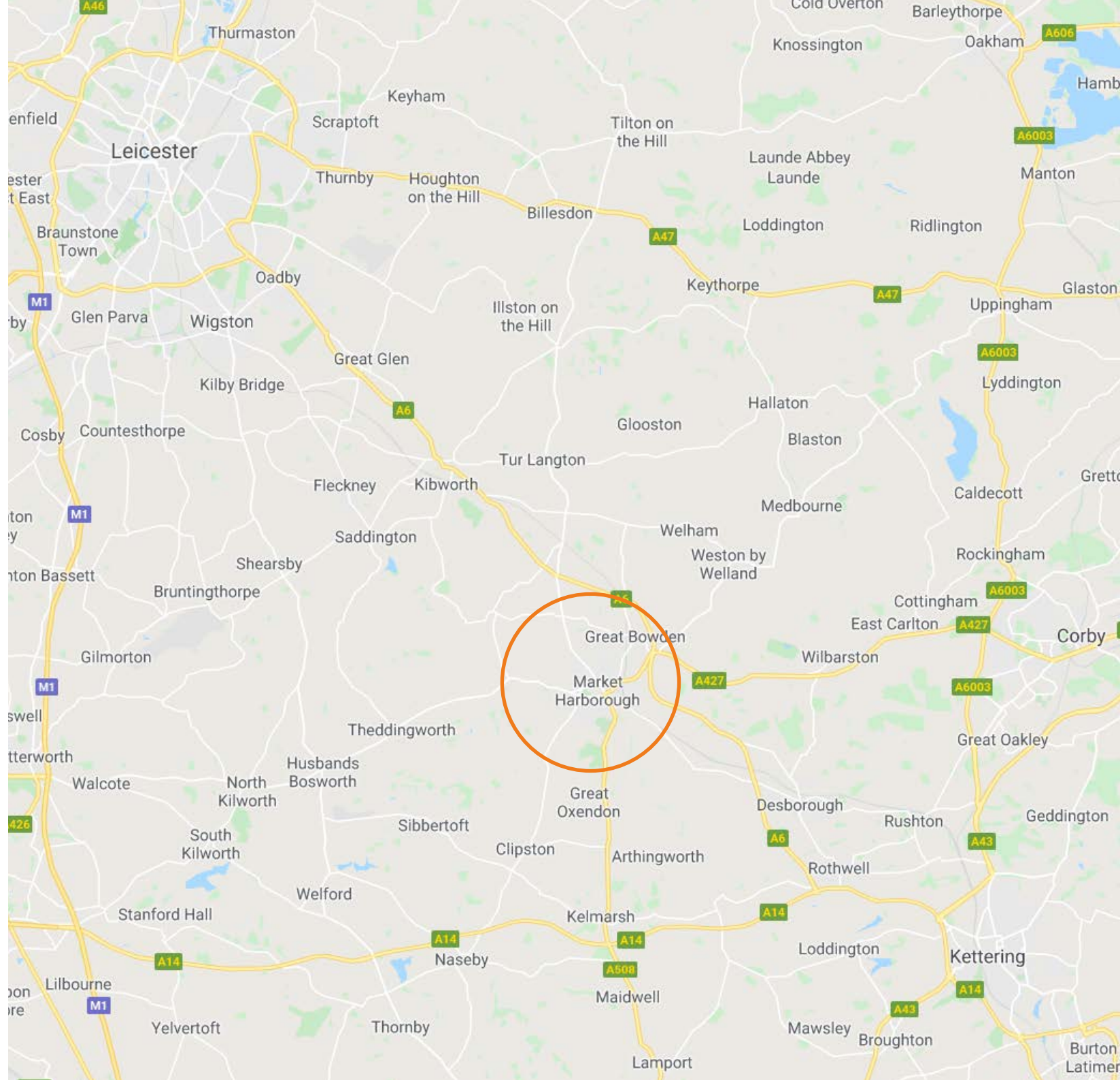
location

Market Harborough is an attractive market town located in rural South Leicestershire, close to Northamptonshire's border.

There are excellent road communications to the major regional centres of Leicester, Northampton. The A14 linking the A1 and M1 is some 5 miles south of the town centre.

East Midland Railways run direct services from Market Harborough to London St Pancras/Eurostar in less than one hour, and there are also regular services to Luton airport, Leicester, Nottingham and Sheffield.

The town serves a growing and affluent catchment area in South Leicestershire. Based on information provided by Harborough District Council, the present catchment is 127,700 and is predicted to rise to 140,700 in 2026.

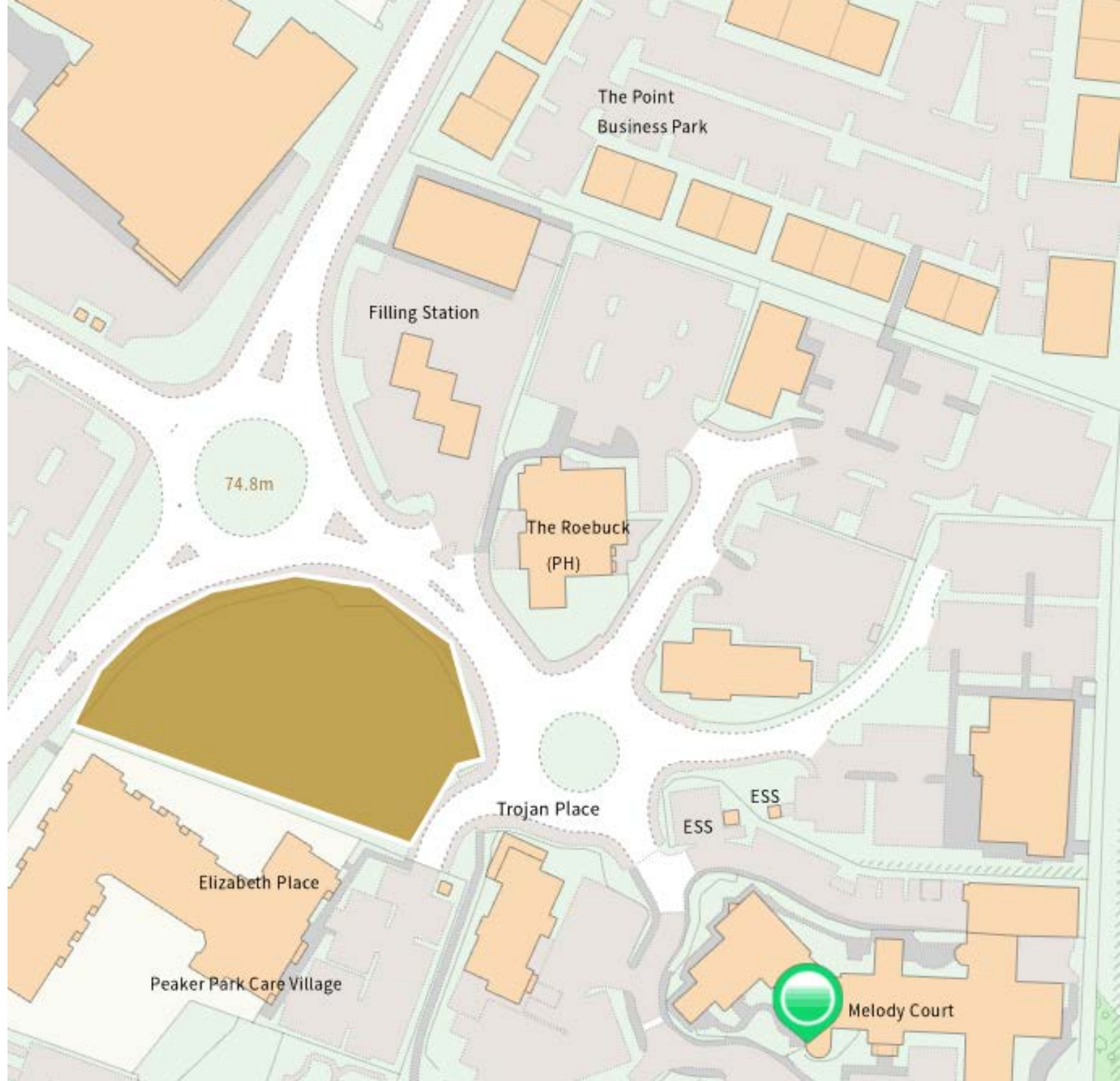




situation

The site occupies a prominent position on the eastern edge of Market Harborough town centre between existing residential housing to the south and The Point of this development to the north.

There is excellent direct access to the town centre and Market Harborough's mainline railway station is less than half a mile from the site.



method of sale

We invite both unconditional offers and offers subject to planning permission.

vat

The property is elected for VAT.

tenure

Freehold

viewings

The site may be viewed from the public highway at any time but please note, the site is currently fenced and patrolled by security for the client.

PLEASE DO NOT ACCESS THE SITE
WITHOUT CONSENT

Further details available from Adam
Burdett etc

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