



**WATLING**  
REAL ESTATE

FUNDING MAY BE AVAILABLE

# WISBECH GATEWAY

**A47 WISBECH BYPASS AND CROMWELL ROAD, WISBECH, CAMBRIDGESHIRE PE14 0RG**

Prominent Roadside Development Opportunity







# DEVELOPMENT SUMMARY

- ▶ Freehold consented site extending to 8.50 acres (3.44 hectares)
- ▶ Key roadside location 1.5 miles to the south of Wisbech town centre
- ▶ Situated adjacent to the A47 Wisbech Bypass, providing the main arterial route between Peterborough and King's Lynn
- ▶ Planning permission granted for a roadside and commercial scheme delivering a mix of industrial units, a petrol filling station, retail kiosk, "drive thru" restaurants, hotel and associated infrastructure
- ▶ Lying close to a commercial area including established industrial occupiers, a major supermarket and automotive uses.
- ▶ Estimated 5m vehicle movements passing the site on the A47 each year.
- ▶ A competitive finance arrangement may be available. Please enquire for more details in relation to potential terms.

## OFFERS ARE INVITED

Conditional proposals considered  
(i.e. subject to planning).



# LOCATION

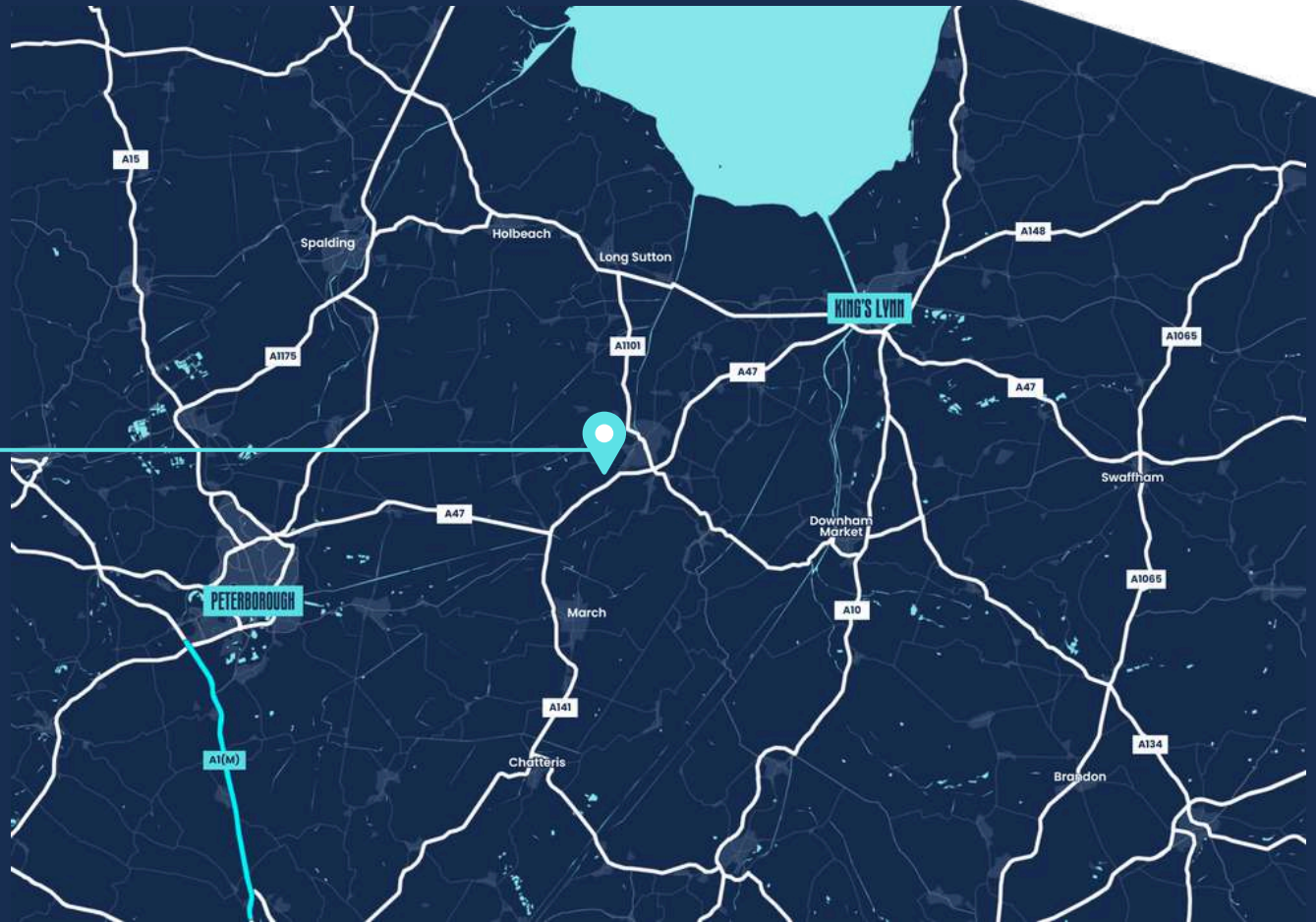
Situated on

**A47**

the main arterial  
route between  
Peterborough  
and King's Lynn

Circa **5m**

vehicles  
passing per  
annum



**20**

miles to  
Peterborough

**40**

miles to  
Cambridge

**60**

miles to  
Norwich

**80**

miles to  
Nottingham

**105**

miles to  
London

**70** 

miles to  
London Stanstead Airport



# LOCATION

Wisbech is a market town, inland port and civil parish within the Fenland district of Cambridgeshire, England. In 2011 it had a population of 31,573. The town lies in the far north-east of Cambridgeshire, bordering Norfolk and lying 5 miles south of Lincolnshire. The town is often referred to as "the Capital of The Fens" and serves a population of 1.2m within a 60-minute drive time.

By road the town lies 15 miles (27 mins) from Kings Lynn, 20 miles (30 mins) from Peterborough, 40 miles (1h 10 mins) from Cambridge and 105 miles (2h 30 mins) from London.

The site lies close to local bus links, with a stop lying adjacent to the nearby supermarket.

Nearby Peterborough lies on the east coast mainline with the quickest travel times to London and Edinburgh of 47 mins and 3 hours 30 mins respectively



# THE CATCHMENT



Population of Wisbech

38,500

Population within 15 miles

89,000

Population within 25 miles

658,000





# DESCRIPTION

The Property comprises a roughly triangular shaped and level roadside development site extending to 8.50 acres (3.44 hectares) acres with planning consent for a scheme comprising industrial, roadside, restaurant and hotel uses.

The site is flanked by both the main A47 bypass along its southern boundary and the B198 Cromwell Road along its northwestern side.







# THE SCHEME

Planning consent was obtained in June 2023 (ref. F/YR23/0525/O) for a commercial business park delivering a mix of industrial units, a petrol filling station, retail kiosk, “drive thru” restaurants, hotel and associated infrastructure.

The planned scheme, Wisbech Gateway, fronts the A47, offering excellent connectivity and exposure for occupiers.

The area is a thriving business location with DHL, Nestle, Travis Perkins, Tesco and Knowles Logistics all near the site.

Further detailed town planning information is available within the data room.

The site would also suit alternative uses, subject to receiving the necessary consents.

## Unit: Plot 1

**Use Class:**  
Petrol Filling Station  
(Sui Generis)

**Site Size:**  
Circa 1.33 acres

**Car park spaces:**  
25

## Unit: Plot 2

**Use Class:**  
A3 Use

**Site Size:**  
Circa 0.58 acres  
Unit size: 1,800 sq. ft.

**Car park spaces:**  
34

## Unit: Plot 3

**Use Class:**  
C1 Use

**Site Size:**  
Circa 0.99 acres  
Unit size: 16,750 sq. ft.

**Car park spaces:**  
60

## Unit: Plot 4

**Use Class:**  
A1 Use

**Site Size:**  
Circa 1.68 acres  
Unit size: 20,000 sq. ft.

**Car park spaces:**  
100

## Unit: Plot 5

**Use Class:**  
A1/B1-B8

**Site Size:**  
Circa 1.85 acres  
Unit size: 35,000 sq. ft.

**Car park spaces:**  
77

## Unit: Plot 6

**Use Class:**  
A3

**Site Size:**  
Unit size: 2,750 sq. ft.

**Car park spaces:**  
31



# FURTHER INFORMATION

## OCCUPATION

The site is vacant.

## TENURE

The Property is held freehold under HM Land Registry title numbers CB254227 & CB208040.

## SALE BY RECEIVERS

The property is offered for sale on behalf of the joint fixed charge Receivers.

The Receivers offer no title or collateral warranties associated with this property or transaction. Please consider this with your appointed legal advisor prior to submitting a proposal.

The Receivers act without personal liability.

## ANTI-MONEY LAUNDERING

It will be necessary for a purchaser to provide identification and other information necessary to complete these checks prior to an exchange of contracts.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## FINANCING

A competitive finance arrangement may be available. Please enquire for more details in relation to potential terms.

## ASKING PRICE

Offers are invited for the freehold interest identified within this brochure.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

## DATA ROOM

Our dedicated online data room provides further information for parties wishing to conduct detailed due diligence. Please contact us regarding access.

## VIEWINGS

The site is currently secured but can be viewed from the adjacent highway. Plus contact us to arrange an onsite viewing.



# CONTACTS

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**WATLING**  
REAL ESTATE

September 2025  
Subject to Contract  
Property Reference: 223113

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