



MAXEY
GROUNDS



Property Auction

Thursday 19th October 2017
Commencing at 7.00pm

**Local knowledge
for local businesses**

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wisbech@maxeygrounds.co.uk
01945 583123

Property Auctions

Property Auction

Thursday 19th October 2017
Commencing at 7.00pm

The Richard Young Suite, The Boathouse Business Centre, 1 Harbour Square, Wisbech,
Cambridgeshire PE13 3BH

For SATNAV use PE13 3XE

Auction Lots

Maxey Grounds & Co LLP is pleased to offer the following lots For Sale by Auction:

- LOT 1** **Agricultural:** 5.37 Acres (2.173 Ha) (STMS) at Meadowgate Lane, Elm, Wisbech, Cambridgeshire PE14 0DS
- LOT 2** **Agricultural:** 2.64 Acres (1.07 Ha) (STMS) at Silt Road, March, Cambridgeshire PE15 0DB



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Agricultural

Guide Price

£45,000- 50,000



Ref: M1380

Agricultural Land, Meadowgate Lane, Elm, Wisbech, Cambridgeshire PE14 0DS

- A SINGLE PARCEL OF VACANT FORMER ORCHARD LAND
- EXTENDING TO APPROXIMATELY 5.37 ACRES (2.173Ha) (STMS)
- GRADE 1 LAND CLOSE TO EXISTING DEVELOPMENT
- FOR SALE BY AUCTION 19TH OCTOBER 2017 AT THE BOATHOUSE BUSINESS CENTRE, 1 HARBOUR SQUARE, WISBECH, CAMBRIDGESHIRE PE13 3BH AT 7pm
- GUIDE PRICE : £45,000 - 50,000
- NO OVERAGE REQUIRED

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Agricultural

DESCRIPTION

A single parcel of former Orchard land extending to approximately 5.37Acres (2.173Ha) (STMS) situated on Meadowgate Lane in Wisbech within the A47 bypass. The land has been vacant for a significant time and is overgrown but is Classified Grade 1

OUTGOINGS

Kings Lynn Drainage Board:
Rateable Value £TBA

OCCUPATION

The land is sold with vacant possession

ENTITLEMENTS

The land is not registered with the Rural Land Register and there are no entitlements with the land

VIEWING

Direct to the site with a copy of these particulars to hand

POSSESSION

Vacant possession upon completion

PLANNING

There have been no planning applications submitted for development of the land in recent years. The current vendors submitted the land in 2016 to Kings Lynn & West Norfolk's Call for Sites for future potential development. The land is situated within the A47 bypass and close to existing development and is sold with NO OVERAGE CLAUSE

METHOD OF SALE

The property is offered for sale by Public Auction to take place at 7pm on Thursday 19th October 2017 in the Lady Alice Lambton Room at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH (for SAT NAV use PE13 3XE). The Auction Information and Legal Pack will be available for inspection at the Wisbech Office during the 14 days prior to the Auction. Digital copies of this pack will be available for distribution via email to interested parties or their solicitors. At the fall of the hammer, the successful Purchaser will be required to pay 10% of the purchase price, the balance upon completion. Prospective Purchasers are, therefore, strongly advised to make their financial arrangements BEFORE attending the Auction

DIRECTIONS

Take the A1101 dual carriageway (Churchill Road) out of town. At the third set of traffic lights turn left into Norwich Road. Take the fourth right into Ramnoth Road. Take the second turning on your left into Money Bank, then third right into Quaker Lane continue onto Meadowgate Lane and the land can be found on the left hand side.

PARTICULARS PREPARED

5th September 2017



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.



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march@maxeygrounds.co.uk

01354 602030

Agricultural

Guide Price

£25,000 - £35,000



Ref: 1772

**1.07 Hectares at Silt Road, March,
Cambridgeshire PE15 0DB**

- Single Parcel of Arable Land
- 1.07 Hectares (2.64 Acres) (STMS)
- Vacant Possession upon Completion
- For Sale by Public Auction at 19:00hrs on 19th October 2017 at the The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 602030

Agricultural

LOCATION

The property is located on the outskirts of the Fenland market town of March, which is approximately 10.7 miles south of Wisbech, approximately 18.8 miles east of Peterborough and approximately 31.2 miles north of Cambridge.

DESCRIPTION

A single parcel of land, currently grass, extending to 1.07 Hectares (2.64 Acres) (STMS), edged red on the attached plan.

ACCESS

The land is accessed directly from Silt Road off the B1099.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade 3 on the Agricultural Land Classification Map of England and Wales Sheet 135.

The soil is shown on the Soil Survey of England & Wales (Sheet 4 - Soils of Eastern England) as belonging to the Wisbech soil association which is described as deep stoneless calcareous coarse silty soils, groundwater controlled by ditches or pumps, flat land with low ridges and at low risk of wind erosion locally. This soil is deemed suitable for growing sugar beet, potatoes, field vegetables, horticultural crops, cereals and grassland.

NITRATE VULNERABLE ZONE

The land lies within a Nitrate Vulnerable Zone.

POSSESSION

Vacant Possession upon completion.

METHOD OF SALE

The land is offered For Sale by Public Auction on Thursday 19th October 2017 at 19:00hrs at
Offices also at Chatteris and Wisbech

The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH.

TERMS OF SALE

The Purchaser will be required to reimburse the Vendor for the cost of searches, the sum of which will be announced prior to the sale.

SERVICES

It is understood the land benefits from a mains water connection.

TENANT RIGHT

All unexhausted manurial values and lime residues are included in the sale. No claim for dilapidation (if any) will be made by the Purchaser against the Vendor.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered subject to all existing rights, including rights of way whether private or public, light, support, drainage, water and electricity supply and other rights, easements, quasi easements and all wayleaves whether referred to or not in these particulars.

It should be noted that there is a byelaw imposed by the March East Internal Drainage Board which restricts installations, excavations and the planting of trees within 9 metres of a watercourse. The watercourses along the northern and eastern boundaries are operated by the March East IDB.

OVERAGE CLAUSE

The property will be sold subject to a development uplift clause such that the Vendors, and their successors in title, reserve 25% of the increased value for a period of 25 years.

SPORTING RIGHTS

Sporting rights insofar as they are owned and capable of being transferred are included in the sale.

BOUNDARIES

The parcel is fenced and the entrance is gated.

The land is shown on the plan in these particulars. The plan is for illustration purposes only. The Purchaser will be deemed to have full knowledge of all boundaries.



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although they are believed to be correct, their accuracy is not guaranteed. The areas have been taken from a combination of the Land Registry and the Ordnance Survey Promap system.

BASIC PAYMENT SCHEME

The land is sold **without** the benefit of Basic Payment Scheme entitlements.

OUTGOINGS

The land falls within the boundaries of the Middle Level Commissioners and March East Internal Drainage Board. The Drainage Rates for 2017/18 are £8.55 and £23.40 respectively.

MINERAL RIGHTS

The minerals, so far as they are owned, are included in the Sale.

PLANS, AREAS AND SCHEDULES

These particulars have been prepared as accurately as possible, based upon Ordnance Survey and other plans. Plans have been prepared for identification purposes only and

VIEWING

The land may be viewed at any reasonable hour with a copy of these particulars in hand.

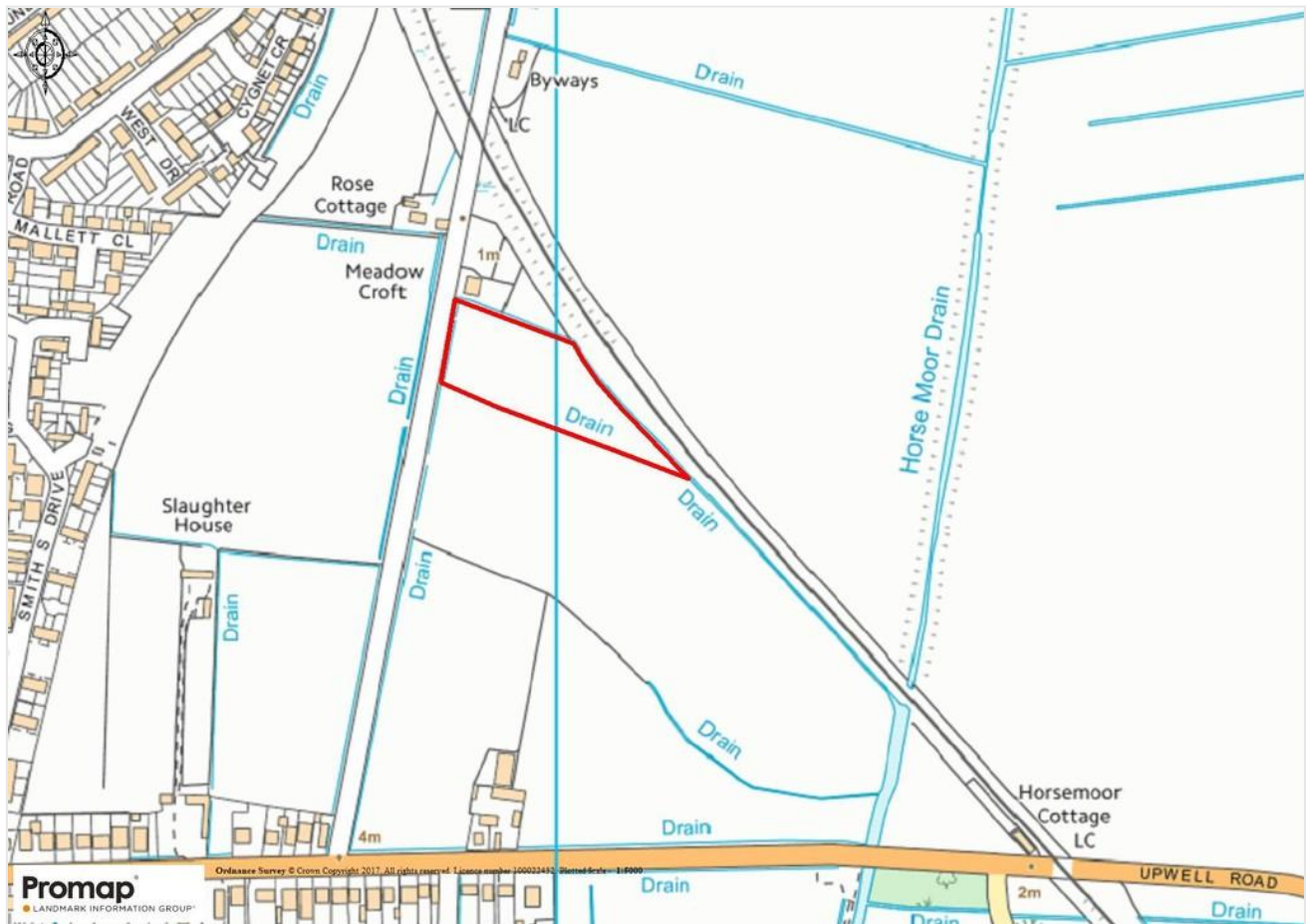
PARTICULARS AND PHOTOGRAPHS

These particulars were prepared and photographs taken in September 2017.

DIRECTIONS

From our March Professional office turn left onto Market Place and then left again onto High Street. Continue to the traffic lights and turn left onto St Peter's Road. Continue onto Upwell Road and after a short distance, turn left onto Silt Road. The property can be found on the right hand side.

PARTICULARS PREPARED 6th September 2017





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MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES
- LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS

ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

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Property Auctions

IMPORTANT PURCHASERS' INFORMATION

The following forms part of the Conditions of Sale

Conditions of Sale

Please note that unless otherwise stated in the Auction Pack, all lots are sold in accordance with the Common Auction Conditions (Edition 3 August 2009) which are available upon request and will be available for inspection at the Auction. Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendor's Solicitor prior to the Auction. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of, and will be attached to, the Sales Memorandum.

Inspection of Properties

Purchasers are assumed to have inspected the properties in which they are interested and to have made all usual pre-contract searches and enquiries and satisfied themselves on the condition and location of the property.

Bidder Registration

Parties interested in bidding for a lot are required to complete a BIDDING REGISTRATION FORM and obtain a BIDDING NUMBER prior to bidding at the Auction. Failure to register may result in the Auctioneer refusing to accept your bid. BUYERS CAN REGISTER DURING THE 7 DAYS PRIOR TO THE AUCTION AT ANY OFFICE OF MAXEY GROUNDS & CO LLP, OR FROM 6.30pm ON THE NIGHT OF THE AUCTION.

Binding Contract

The successful bidder is bound under Contract as soon as the Auctioneer's gavel falls on the final bid and will be required to pay the deposit and sign and exchange the Sales Memorandum prior to leaving the saleroom.

Payment of Deposit

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price by cheque prior to leaving the saleroom. Please note, we do not have the facility to take card payments.

Withdrawal of Lots

The Auctioneers reserve the right to withdraw any of the Lots prior to the Auction (see Common Auction Conditions) and therefore prospective Purchasers are advised to check with the Auctioneers the day before the sale to ensure the availability of Lots.

Legal Documents

The Auctioneers shall endeavour to have copies of title documents, leases, licences, etc available for inspection at their offices or in the saleroom. Prospective Purchasers wishing to inspect such documents should check the availability with the Auctioneers.

Purchasers will be required to reimburse the Vendor the cost of searches, the sum of which will be announced prior to the sale.

Guide Prices & Reserves

Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at Auction. Prospective Purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the Auction. The reserve price for each of the lots may exceed the quoted guide price.

Plans, Measurements & Photographs

All plans, measurements and photographs included in this catalogue are provided for identification purposes only and to assist prospective Purchasers in identifying the location of the property. Site measurements may have been scaled from the original plans and therefore should be assumed to be only approximate. Prospective Purchasers should make their own investigations and site inspections and satisfy themselves on the accuracy of all measurements. All plans, measurements and photographs included in the catalogue or disclosed by the Auctioneers (either verbally or in writing) are expressly excluded from the contract of sale.

BUYERS WILL BE BOUND UNDER CONTRACT ON THE FALL OF THE AUCTIONEER'S GAVEL AND IT IS ADVISED THAT A PRUDENT PURCHASER WILL TAKE PROFESSIONAL ADVICE FROM A SOLICITOR AND, IN APPROPRIATE CASES, A CHARTERED SURVEYOR AND AN ACCOUNTANT.

Further information on buying and selling at Auction is available on the RICS website www.rics.org



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Money Laundering Regulations

Please note that any person buying or bidding at auction MUST produce documentation to confirm their name and residential address. Please find below a schedule of acceptable documentation.

You must provide one document from each list:

Identity documents

Current signed passport
Current UK Photo card driving licence
Current full driving licence (old version) (Provisional Driving Licence will not be accepted)
Resident permit issued by the Home Office to EU Nationals
Firearms Certificate

Evidence of address

Current full UK driving licence (old version) (Provisional Driving Licence will not be accepted)
A utility bill issued within the last three months
Local authority tax bill (current year)
Bank, building society or credit union statement
Most recent mortgage statement from a UK lender

Directions to the veune

From our Wisbech office proceed north along Nene Quay. At the Freedom Bridge roundabout take the second exit onto Bedford Street. Turn right and then follow round to the left onto Chase Street and then left onto Silver Street. Public parking for The Boathouse Business Centre can be found on the left hand side. When leaving exit via Silver Street turning right onto Chase Street and then first left across to De Havilland Road, turning right and proceeding to the junction with Lynn Road.



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Property Auctions

Maxey Grounds & Co LLP are qualified and experienced chartered surveyors, auctioneers, valuers, land & estate agents providing a professional service dealing with residential, agricultural, retail, industrial, office and development property including:

- Sales, lettings and purchases
- Valuations for all purposes
- Loan valuations for banks and building societies
 - Rent reviews and lease renewals
- Planning advice, applications and appeals
 - Rating and taxation valuations
 - Compensation claims
 - Expert witness reports
- Agricultural subsidy and environmental schemes
- Licensed property and public house transfer valuations

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