



MAXEY
GROUNDS

Property Auction

Thursday 8th February 2018
Commencing at 7.00pm

Wisbech office

1-3 South Brink, Wisbech,
Cambridgeshire, PE13 1JA
wisbech@maxeygrounds.co.uk
01945 583123

March office

42 High Street, March,
Cambridgeshire, PE15 9JH
march@maxeygrounds.co.uk
01354 652502



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Property Auction

Thursday 8th February 2018
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 Residential: Rose Cottage, 38 High Road, Elm, Wisbech, Cambridgeshire PE14 0AA

LOT 2 Residential: White House Farm House, Coldham Bank, March, Cambridgeshire PE15 0BS

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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, licenses, 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.

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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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MAXEY GROUNDS

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

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Residential Sales

For Sale by Auction



Ref: 16248

**Rose Cottage, 38 High Road, Elm, Wisbech,
Cambridgeshire, PE14 0AA**

**FOR SALE BY AUCTION : Mid Terraced property in
village location. Living Room, Inner Hallway,
Bathroom, Kitchen, 2 first floor Bedrooms. Garden to
rear. Ideal Buy to Let. Viewing Highly Recommended
GUIDE PRICE £100,000 - £110,000**



Offices also at Chatteris and March

www.maxeygrounds.co.uk



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Residential Sales

LIVING ROOM 11' 11" x 11' 1" (3.64m x 3.39m) Double glazed front door, window to front. Radiator. Fireplace with surround and hearth. Wall lights. TV point. Telephone point. Door to

INNER HALLWAY 8' 6" x 6' 0" (2.6m x 1.85m) with fitted base units with shelving above. Space for fridge. Spotlights. Radiator. Stairs to first floor. Door to Bathroom and Kitchen

BATHROOM 8' 4" x 5' 6" (2.56m x 1.7m) With low level WC, pedestal handbasin, wooden panelled bath with mixer tap and shower over, glass shower screen, tiled surrounds. Radiator. Window to rear. Spotlights

KITCHEN 10' 11" x 5' 6" (3.33m x 1.7m) with door to rear. Range of wall and base units with tiled splashback. Space for fridge. Plumbing for washing machine. Belling electric hob with extractor fan over. Electric oven. Spotlights. Window to side and rear. Stainless steel 1½ sink drainer

Stairs to first floor : **LANDING**

BEDROOM 1 11' 0" x 10' 8" (3.36m x 3.27m) with built in wardrobes in addition. Window to front. Pendant light. Radiator. Loft hatch

BEDROOM 2 9' 8" x 8' 8" (2.96m x 2.65m) with window to rear. Radiator. Pendant light

OUTSIDE Small picket fence with gate to front. Pathway to front door with shrubs. Hardstanding patio area to rear with gateway for right of way to neighbouring properties providing access for bins. The rear garden is laid to grass with borders to side. Garden shed

SERVICES All mains services are understood to be connected to the property. Prospective purchasers are advised to make their own relevant enquiries with the relevant utility companies

VIEWING Strictly by appointment with the Selling Agent Maxey Grounds & Co

POSSESSION Vacant possession upon completion of the purchase

METHOD OF SALE The property is offered for sale by Public Auction to take place at 7pm on Thursday 8th February 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, PE13 3BH.

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.

The sale will be with completion 28 days later. At the fall of the hammer the successful Purchaser will be required to pay by cheque 10% of the purchase price with the balance upon completion. Purchasers will also be required to reimburse the Vendor for the cost of searches the sum of which will be announced prior to the sale. Prospective purchasers are therefore strongly advised to make their financial arrangements **BEFORE** attending the Auction.

SOLICITORS

Metcalfe Copeman & Pettefar LLP
8 York Row
Wisbech
Cambridgeshire
PE13 1EF

DIRECTIONS Take the A1101 dual carriageway (Churchill Road) out of Wisbech. Proceed past B & Q and straight over the roundabout. At the next right hand bend turn right at The Blacksmiths Arms public house. Follow this road and the property can be found on the left hand side.

COUNCIL TAX BAND A

COUNCIL TAX AMOUNT £1163.93

EPC RATING BAND C

PARTICULARS PREPARED 14th December 2017



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Residential Sales



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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Residential Sales

Guide Price

£160,000 - £180,000



Ref: M4872

White House Farm House, Coldham Bank, March, Cambridgeshire PE15 0BS

- Development Opportunity
- Outline Planning Permission for Replacement Dwelling
- House and Garden Extends to Approximately 1.01 Acres
- Additional Land of Approximately 2.68 Acres
- Total of Approximately 3.69 Acres
- Isolated Rural Location
- For Sale by Public Auction 8th February 2018 at the Boathouse Business Centre, 1 Harbour Square, Wisbech PE13 3BH.
- EPC Not Required

Office also at Wisbech

www.maxeygrounds.co.uk



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Residential Sales

DESCRIPTION Derelict detached house and garden, extending to approximately 1.01 Acres with outline planning permission for a replacement dwelling. There is also approximately 2.68 Acres of land in addition, which was previously used for agriculture. In total, the property extends to approximately 3.69 Acres and is in an isolated rural location around 3 miles northeast of March.

PLANNING Outline planning permission was granted, subject to conditions, by Fenland District Council under reference F/YR15/0201/O on 6th May 2015 for a replacement dwelling. Further information, plans and the planning decision are available to view on the local authority website.

The current use of the 2.68 Acres falls within agriculture, the property is suitable for a variety of uses, therefore the purchaser will be responsible for obtaining a change of use if necessary.

SERVICES Mains water and electricity are available in the area and further detailed enquiries should be made of the service companies concerned. Mains drainage and mains gas are not available.

POSSESSION Vacant Possession will be granted upon completion of the sale.

METHOD OF SALE The property is For Sale at a Guide Price of £160,000 - £180,000 by Public Auction at 19:00hrs on 8th February 2018 at the Boathouse Business Centre, 1 Harbour Square, Wisbech PE13 3BH.

TERMS OF SALE The property is For Sale as Seen.

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.

At the fall of the hammer the successful Purchaser will be required to pay by cheque 10% of the purchase price with the balance upon completion. The sale will complete 28 days later. Prospective purchasers are therefore strongly advised to make their financial arrangements BEFORE attending the Auction.

BOUNDARIES Posts clearly delineate the boundaries as shown for identification on the plan included in these particulars. Fences are to be erected by the Purchaser, minimum of post and 3 strands wire, within 3 months of completion between points A and B as indicated on the attached plan.

OUTGOINGS The land falls within the Middle Level Commissioners and a private internal drainage board. The rates for 2017/18 for the Middle Level Commissioners are £41.81. The rates for the private internal drainage board are currently being reassessed.

VIEWING Viewing strictly by appointment with the Agent.

The property is in very poor condition and all those that view it are advised to wear appropriate clothing and enter the property at their own risk.

DIRECTIONS From our High Street March Office turn right and travel through High Street into Broad Street. Turn right at the traffic lights into Station Road and follow this road past the railway station into Elm Road. Follow Elm Road out of the town and turn right at the bridge travelling towards Coldham. Once on this road take the 1st turning on the right onto Coldham Bank travelling adjacent the river. Following this road and White House Farm House can be found on your right hand side at the very end.

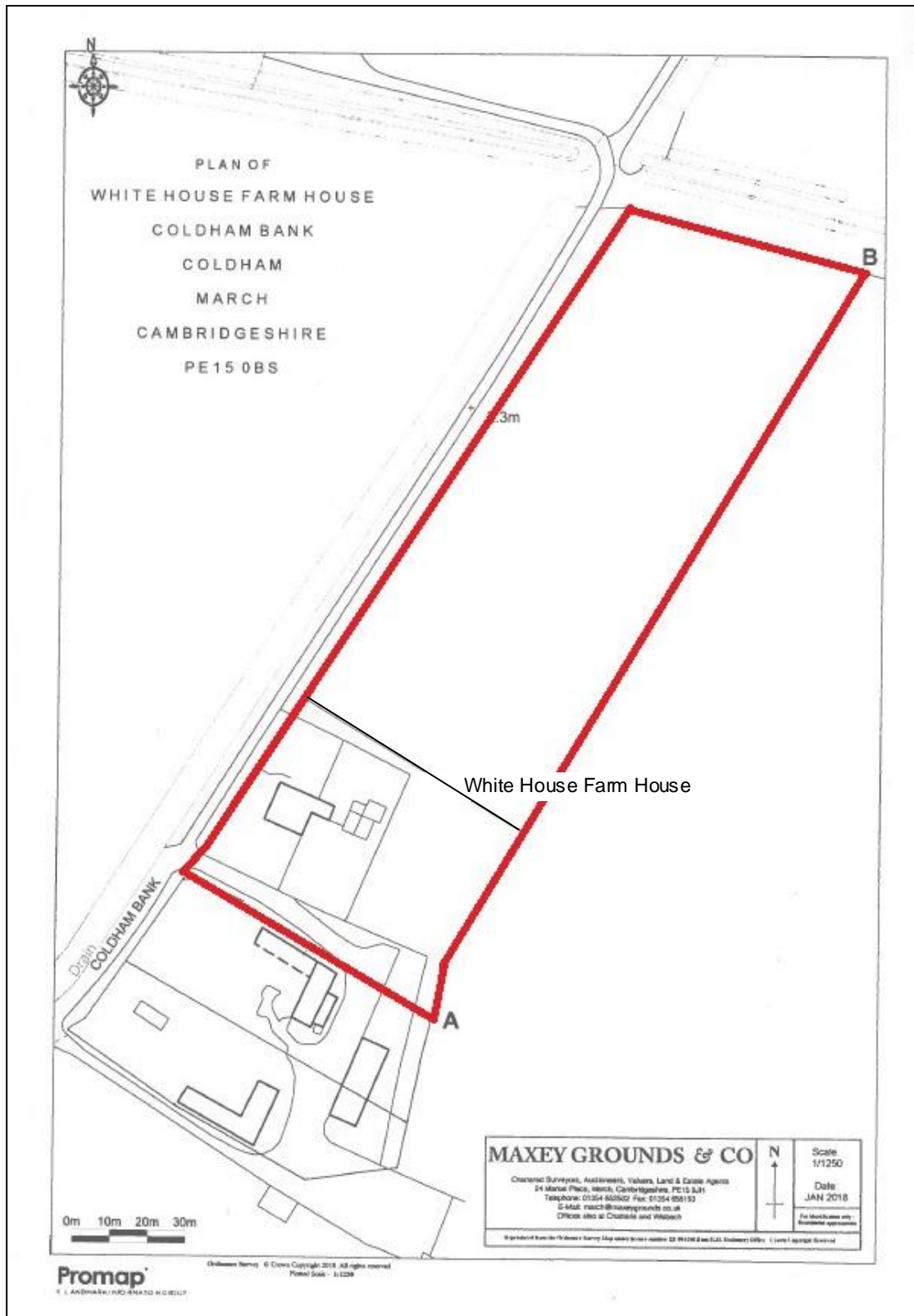
EPC RATING Not Required

PARTICULARS PREPARED 2nd January 2018



MAXEY GROUNDS

SITE PLAN



Plan is for identification purposes only and is not to scale.

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Residential Sales

LOCATION PLAN



Plan is for identification purposes only and is not to scale.



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