



**MAXEY
GROUNDS**

auctions@maxeygrounds.co.uk
01354 602030

SALE BY AUCTION

**MAXEY GROUNDS & CO LLP
are favoured with instructions from
The Estate of the Late Mr M Newman & Others**

FRIDAY 31st MAY 2019 at 11:00

AT

36B HILLROW

HADDENHAM

ELY

CAMBRIDGESHIRE

CB6 3TJ



Viewing: Thursday 30th May 2019

12:00-15:00

and morning of the Sale

Refreshments Available on Sale day

March Professional Office

22-24 Market Place, March
Cambridgeshire PE15 9JH
01354 602030

Chartered Surveyors,
Auctioneers, Valuers,
Land and Estate Agents
Since 1792



SPECIAL NOTES

All prospective Buyers are required to register before bidding for any lots. The Pay Office will be open from 09:00 on Sale Day.

All purchases not removed by Monday 10th June 2019 will be disposed of.

The Auctioneers will not accept any transfer of any Lot purchased (See Conditions of Sale).

Persons attending the sale do so entirely at their own risk.

METHODS OF PAYMENT

All lots must be paid for on the day of the Sale and payments will only be accepted by the following methods:

Cash up to a maximum amount of £10,000

Bankers Draft

Bank Transfer

Cheques up to the limit of a current cheque guarantee card.

Cheques above the amount of any guarantee card must use one of the following arrangements:

1. Ask your Bank Manager to inform us by telephone and/or in writing, at least 48 hours prior to the Sale, that it will be in order to accept your cheque up to a maximum specified amount at the Sale and on the date of the Sale.
2. Provide a letter from your bank, stating that it will be in order to accept your cheque up to a specific amount, at the place and date of the Sale. Email copies, fax copies or photocopies will not be accepted.
3. Arrange with your bank to issue to you a guaranteed cheque made payable to Maxey Grounds & Co LLP prior to the Sale, which you can then use for payment.

If there are any cheques presented that do not follow the above methods, there will be a charge of £25 plus VAT levied upon you to cover the cost of the special clearing of the cheque through our bank.

Any items paid for by bank transfer or cheque cannot be removed from the Sale until the funds clear. The Lot or Lots remain at the Buyer's risk during this time.

Where network coverage permits we shall endeavour to provide the facility to pay by Debit Card. If you wish to rely upon this service please check with the Auctioneers that it is available prior to bidding.

We do not accept payment by Credit Card.

All Lots are subject to VAT in addition to Hammer Price except those marked *

1	Qty of acrow props
2	Qty of steel sheet
3	Men's push bike
4	Pair of heavy duty metal ramps
5	Pair of fork tines
6	Metal trailer tailgate frame
7	Qty of scaffold boards
8	Qty lengths of wood
9	Qty of granular fertiliser
10	Qty of vintage tractor windows and glass
11	Oil Drum, pump, jug & contents included
12	Oil Drum, pump, jug & contents included
13	Qty of Lubricants
14	Qty of Belts and Pipes
15	Gas Gun
16	Old sowing machine
17	Qty of rope and stand for reel
18	Metal hand garden sieve
19	Qty of metal brackets
20	3 x metal hand weights
21	Old metal trailer stands
22	Vintage cultivator tines
23	Pair metal wheel weights
24	Qty of metal lifting chains
25	Qty of tow hitches
26	Qty of PTO Shafts & covers
27	Hose
28	Paraffin flame gun
29	Old compressor
30	Qty of pullies
31	Qty of cultivation points
32	Vintage wooden scales
33	Qty of plough points
34	Qty of plough parts
35	Qty of plough parts
36	Metal frame and box
37	Vintage foot scraper
38	Wooden box of oil seals
39	Grease hand pump
40	Qty of Tools & wooden box with draws
41	Old black and decker electric hand drill
42	Old metal wheel barrow
43	2 x metal vices
44	Qty of metal clamps
45	Qty of hand tools
46	Qty of welding rods
47	2 x Brick hod carriers

48	Qty of tractor link arm parts
49	Qty of 4 way wheel wrenches
50	Old paraffin lamp
51	Home made potato sign
52	Wooden ferret box
53	Wooden ferret box & electric collar
54	Qty of grease guns
55	Wolf electric hand circular saw
56	Qty of 110v cables
57	110v electric hand drill
58	Bottle Jack
59	2 x building levels
60	Wooden box with seed selector wheels
61	Metal bucket and contents
62	Qty of nuts & bolts
63	Box of miscellaneous items
64	Qty of Screws & nails
65	Qty of nuts & bolts
66	Qty of nails and screws
67	Qty of nails and screws
68	Qty of electric cables and wires
69	Qty of metal
70	2 x tarpaulins
71	Qty of drainage rods
72	Old metal vice on a stand
73	Battery charger
74	Qty of trowels & floats
75	Raimo foder attachment
76	Click seal resin joint kit
77	Qty of tools in metal box
78	Qty of miscellaneous items
79	Qty of miscellaneous items
80	Qty of door and gate fittings
81	Powerdevil washer
82	Qty tubes of sealant
83	Qty of tools in 3 metal tool boxes
84	Face visor & gloves
85	Box of impact screw drivers
86	Old tap & die set
87	1/4" socket set & battery drill
88	2 x welding masks
89	2 x starter motors
90	Husqvarna electric chainsaw
91	Qty of handsaws
92	Single phase metal electric bandsaw
93	Single phase NuTool pillar drill
94	Single phase arc welder

95		4" electric grinder
96		9" electric grinder & discs
97		Electric bench grinder
98		2 draw + 1 draw filling cabinets
99		4 draw filling cabinets
100		4 draw filling cabinets
101		4 draw filling cabinets
102		Qty of floor tiles
103		Gas cutting tool and bottle trolley
104		Qty of filters
105		Sledge hammer
106		Wooden step ladder
107		Metal tamper
108		Qty of metal spike bars
109		Qty of rope & chain
110		Qty of axes & splitting wedges
111		Qty of pick axes
112		Qty of forks & rake
113		Qty of spades
114		2 x pitch forks & hoe
115		Pair of roller feeders
116		Long reach paint roller
117		Qty of metal fixing plate
118		Qty of metal grain ducting
119		Qty of metal
120		Outside light
121		Qty of metal
200		Old Container (Scrap)
201	*	Qty of 75cm diameter plastic pipe
202	*	Qty of automatic drinkers
203	*	Newman electric roller mill
204		Tong Hopper/Conveyor
205		Benford liftmate 1300 Spares or repairs
206		Faun potato planter
207		John Deere 2140 Tractor Reg A565 MVS (1984) 8316hrs showing on the clock, Sold as spares or repair as been told it needs a new block, some spares included kept in office.
208		Single Axle tipping trailer
209	*	Walker High tip trailer 8.75t
210		Amazon ZA-U 1801 Twin Disc
211		Hardi 850ltr sprayer
212		Single axle tipping trailer
213		Marston 8.5t twin axle trailer 1983yr
214		Massey Ferguson 3 furrow revers plough
215		Qty of Metal RSJ's
217		Forklift Tipping Skip

218		Loadall muck grab attachment
219		Vintage PTO saw bench
220		Tractor weight block
221		1000 litre towable single axle bowser
222		Lilliston rolling cultivator
223		2 furrow reversable plough
224		PTO driven cultivator
225		Vintage 2 furrow plough
226		Ransomes Cultivator
227		Vintage Ridger
228	*	BMW 318i M Sport Car Reg R453 TJR sold as spares or repairs, No V5 present with sale.
230		Qty of Scrap
231		Ransomes potato digger
232		Wooden Dog Kennel
236		Wooden animal hutch
237		Qty of wooden chitting trays
238		Wooden animal hutch
239		Wooden chicken coop on wheels
240		Metal chicken run
241		Qty of plastic guttering
242		Qty of scaffold clamps & miscellaneous items
246		Metal Fuel Tank
247		Metal Fuel Tank
248		Metal Fuel Tank
249		Container (Scrap)
250		Qty of Tyres & wheels
251		Pair of tractor wheels
252		Pair of tractor wheels
253		Qty of scaffold poles
254		Qty of building materials
256		Qty of RSJ bolt down stanchions
257		Qty of animal traps
258		Curtain side container
259		Vintage Diesel cement mixer
260		Large metal vice mounted in concrete
261		Large adjustable electric conveyor
262		Small electric belt conveyor
263		Massey Ferguson 30 Drill
264		Electric Adjustable conveyor
264A		L.G Onion Topper & miscellaneous items
265		Cousins 3m Pig tail cultivator
266		Set of 5m folding harrows
267		Tong electric weigher & bagger
268		Roller conveyor
269		Reekie electric grader
270		Curtain side container

- 271 JCB 3C Digger Reg PLG 544V (1979) 433hrs showing on clock, comes with 3 back buckets
- 272 Kidd PTO saw bench
- 273 2.5m PTO flail mower
- 274 Marshall 604 Tractor Reg B718 DET (1984) 1273hrs showing on the clock, Repair Manual included
- 275 JCB 525-67 Loadall Reg M135 UUM (1994) 8635hrs showing on the clock, comes with Bucket and fork attachments
- 276 Toyota Hilux 2.4D pickup Reg K975 GWC (1993) 84,250 miles showing on the clock, comes with Ifor Williams canopy top and manuals.

CONDITIONS OF SALE

1. The highest bidder to be the Buyer, subject to the Auctioneers reserving the right to (a) regulate bidding, (b) reject any bid, (c) determine at their absolute discretion all disputes regarding the bidding or any other matters arising under these Conditions of Sale. They further reserve the right to bid for, withdraw, consolidate, divide or alter the order of Lots. No one shall be allowed to retract their bidding.
2. The purchase price payable by the Buyer shall be the final bid thereon, together with VAT on the final bid (if applicable), together with the Auctioneers commission of 5% plus VAT on the commission. The "final bid" means the price at which a Lot was knocked down to the Buyer.
3. Upon the fall of the hammer, the Buyer will show his REGISTRATION NUMBER to the Auctioneer. REGISTRATION NUMBERS can only be obtained from the Pay Office prior to bidding for any Lots. **The Auctioneers will not recognise the transfer of any Lot or Lots by the Buyer nor alter the sale book in such a respect.**
4. The Buyer shall pay forthwith, if required to do so, the whole of the purchase price and if he fails to do so the Lot or Lots may, at the Auctioneer's absolute discretion, be put up for sale again and resold and Condition 9 shall remain applicable.
5. No Lot or Lots shall be removed from the premises until paid for. However, each and every Lot shall, immediately at the fall of the hammer, be considered as delivered and be and remain in every aspect at the absolute risk of the Buyer or Buyers thereof and shall be removed from the place of sale at the Buyer's expense.
6. For the purposes of the sale the Auctioneers shall be deemed to be Agent of both the Buyer and the Seller, and the payment to be made to the Auctioneers or their Clerk only.
7. The descriptions of the Lots are believed to be correct but are not intended as a warranty. Each and every Lot is sold with all faults and errors of description and neither the Seller nor the Auctioneers shall be responsible for the authenticity, condition, quality or correctness of description of any Lot, nor have they or any person employed by either of them any authority to give any warranty or representation in respect of such matters. Any statements made in the catalogue or otherwise in respect of such matters are statements of opinion and are not to be taken as, or implying, statements or representations of fact. Buyers shall be deemed to have satisfied themselves by inspection or otherwise as to all such matters. The quantities, measurements and descriptions of the various Lots have been carefully taken and are believed to be correct. However, it must be expressly understood that no allowance will, in any case, be made on account of any error or misdescription.
8. The Auctioneers reserve the right to withdraw, alter, consolidate, or divide lots previously advertised, catalogued or viewed, without prior notice, and will be liable for any loss or inconvenience whatsoever caused thereby.
9. If any Buyer shall fail to comply with the above conditions or any part of them, the Auctioneers shall be at liberty either to recover in full the amount of the Lot or Lots bought by such a Buyer without reference to any delivery or acceptance of the Lot or Lots other than the first delivery by fall of the hammer, or to resell any Lot or Lots bought by such a Buyer either by Public or Private Sale and the

full amount of the purchase money at the present Sale or the deficiency (if any) arising from such second Sale shall be made good by the defaulter at the present Sale and be recoverable as and for liquidated damages.

10. No undertaking of the Auctioneers or any person employed by them to take charge of the Lots after the sale or to forward them to their destination shall be held to impose upon the Auctioneers any legal obligation or vitiate any of the foregoing conditions.
11. The Auctioneers do not hold themselves responsible for accidents or damage to persons or property either on or in the vicinity of the Sale site.
12. All items included in the Sale are sold subject to VAT except where otherwise stated by the Auctioneers.
13. Money Laundering Regulations 2004: The Auctioneers will not accept payment in cash of value in excess of 15,000 Euros.
14. Should any question arise not provided for within the foregoing Conditions of Sale the decision of the Auctioneers shall be final. There will be no appeal.

HEALTH & SAFETY – PUBLIC NOTICE

We welcome you to the site and want your visit to be a safe one. Please observe the following whilst on site:

- Please keep your driving speed to a minimum if driving onto site.
- Parking is only permitted in the designated area(s).
- Do not smoke on site due to the potential fire risk.
- Children to be under adult supervision at all times.
- On site, there are items and areas which are trip hazards or may be slippery.
- Please keep clear of vehicles, particularly those that are moving around or working. The operator does not have full vision.
- Please be aware that there may be moving overhead loads and you may be requested to wear a safety hat.
- Please do not enter any area which is fenced or taped off for safety purposes or when requested not to do so by the Auctioneers or their employees.
- Please be aware of any overhead powerlines which may be on site while loading or moving items.





FORTHCOMING AUCTION SALES 2019

- September 2019: Property Auction
- September 2019: Farm Sale Auction
- October 2019: Farm Sale Auction

More Information and Details Will Be Available In
Due Course

March Professional Office 01354 602030
March Residential Office 01354 607100
Wisbech Professional Office 01945 428830
Wisbech Residential Office 01945 428820

www.maxeygrounds.co.uk

Have You Thought About Selling Your Property by Public Auction?

Our Auction Success

- We have over 200 years of auctioneering experience
- Over the last 2 years, we have successfully sold 83% of public auction lots
- On average, we have achieved 53% over Guide Price

Why Sell by Public Auction?

There are many advantages to selling your property by public auction:

- Properties are sold “unconditionally” at the fall of the hammer, contracts are exchanged creating a legally binding agreement
- Sale is within a set timescale, on your terms, with your interests protected by a Reserve Price
- Relatively quick sale process, compared with sales by private treaty which can often be slowed down by conveyancing complications
- All interested parties are brought together within a competitive environment with funding already in place
- All legal paperwork, including title documents, Special Conditions of Sale and searches, is prepared prior to the auction
- Three opportunities to sell your property: prior to the auction, at the auction, post-auction

Public Auction Suits a Variety of Property Types:

- Properties requiring complete or substantial refurbishment
- Unusual properties
- Development Land and Plots
- Amenity Land
- Farmland
- Investment Property

Timescales

Instruct Maxey Grounds to sell your property by public auction

8 weeks prior to auction: instruct your solicitor to prepare a legal pack

6 – 8 weeks prior to auction: Maxey Grounds prepare sales particulars

6 weeks prior to auction: your property is fully marketed

2 weeks prior to auction: legal pack is ready and available to distribute to prospective purchasers

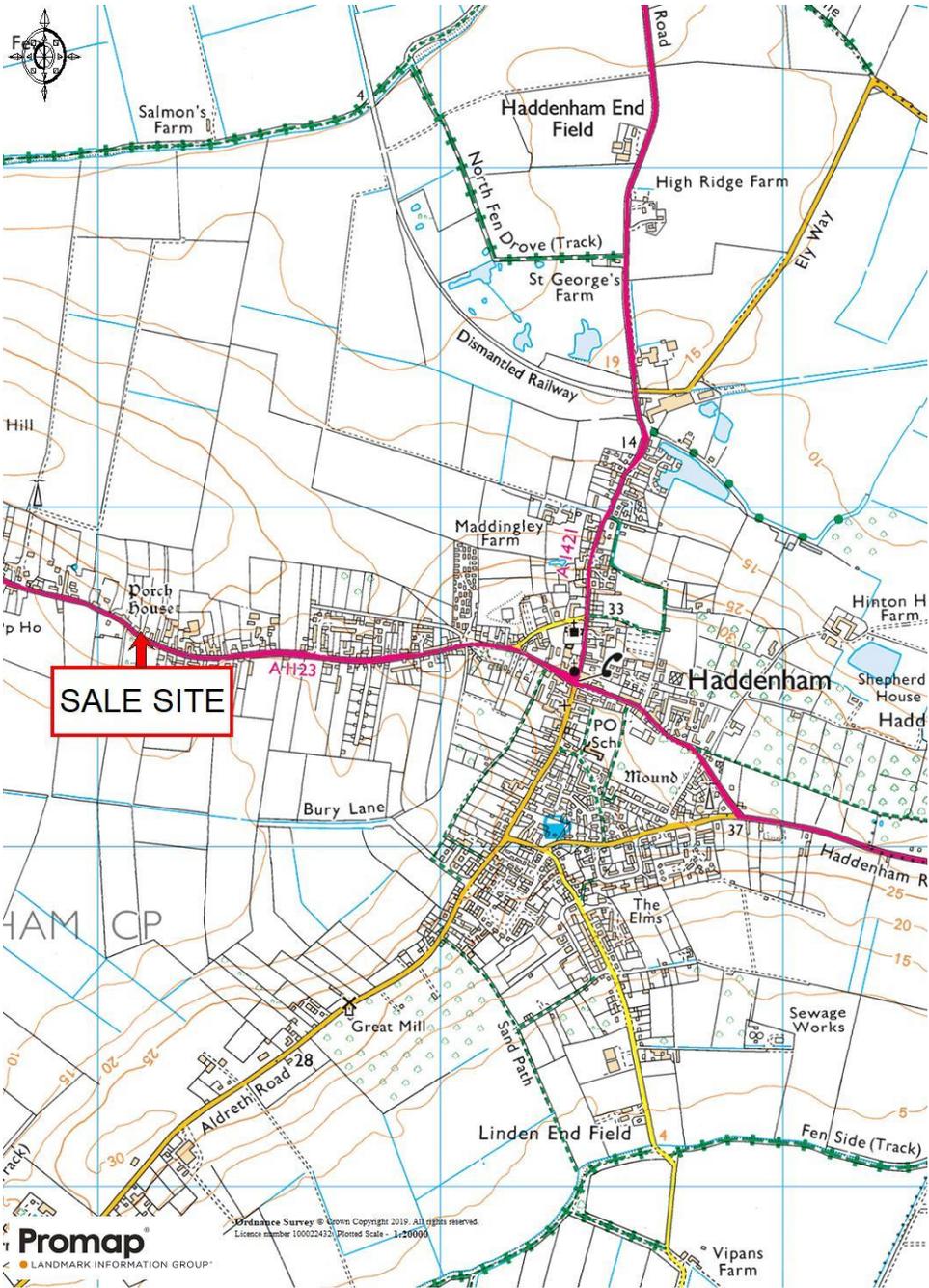
Week of auction: agree a Reserve Price

At the auction: if your property sells, contracts unconditionally exchange

Within 28 days of auction: sale completes

For More Information, Talk to Us Today

LOCATION PLAN





MAXEY
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auctions@maxeygrounds.co.uk
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With our extensive experience in all aspects of Agricultural property we are well placed to advise Landowners and Farmers on a wide range of matters, be it involving a single field or an entire estate. Our services include:

Sales & Lettings
Rent Reviews
Estate Management
Auction Sales
Compensation & Compulsory Purchase Claims
Basic Payment Scheme
Grant Schemes & Diversification
Telecomms
Stocktaking Valuations

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