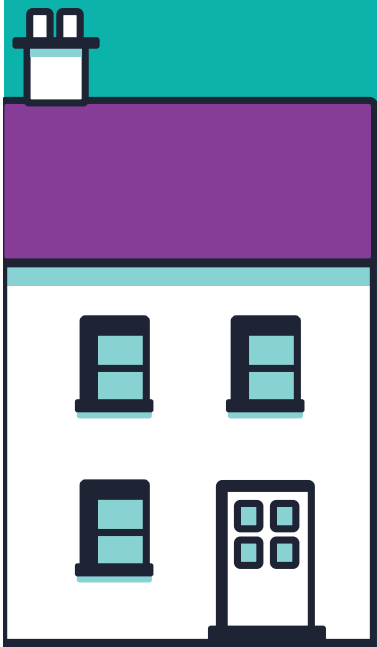


Property Auction

Residential
Agricultural
Commercial
Development



maxeygrounds.co.uk



MAXEY
GROUNDS

AUCTION CALENDAR

Property Auction

Wednesday 20th November
2019 at 19:00

Venue TBC

Farm Dispersal Auctions

Saturday 28th September
Friday 25th October



MAXEY
GROUNDS

Property Auction

Thursday 19th September 2019
Commencing at 19:00

March Professional

22-24 Market Place, March
Cambridgeshire PE15 9JH
professional@maxeygrounds.co.uk
01354 602030

March Residential

42 High Street, March,
Cambridgeshire PE15 9JH
march@maxeygrounds.co.uk
01354 607100

Wisbech Professional

1-3 South Brink, Wisbech,
Cambridgeshire PE13
professional@maxeygrounds.co.uk
01945 428830

Wisbech Residential

1-3 South Brink, Wisbech,
Cambridgeshire PE13 1JA
wisbech@maxeygrounds.co.uk
01945 428820



MAXEY
GROUNDS

Property Auction

Thursday 19th September 2019
Commencing at 19:00

The Noble Suite, The Oliver Cromwell Hotel, 97 High Street, March,
Cambridgeshire PE15 9LH

Auction Lots

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

- Lot 1 Agricultural:** Land at Whitemoor Road, March, Cambridgeshire
PE15 0AH
- Lot 2 Agricultural:** Land off Isle of Ely Way, March, Cambridgeshire
PE15 9QB
- Lot 3 Agricultural:** Land at Second Bridge Drove, North Fen, Haddenham,
Cambridgeshire
- Lot 4 Development:** Plot to the Rear of 72 Burrowmoor Road, March,
Cambridgeshire PE15 9RS

March Professional

2-24 Market Place, March
Cambridgeshire PE15 9JH
professional@maxeygrounds.co.uk
01354 602030

March Residential

42 High Street, March,
Cambridgeshire PE15 9JH
march@maxeygrounds.co.uk
01354 607100

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Wisbech Residential

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wisbech@maxeygrounds.co.uk
01945 428820



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Important Buyers' Information

The following form 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 for Real Estate Auctions (4th Edition March 2018) 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 Seller's Solicitor prior to the Auction. Buyers 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

Buyers 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 seven days prior to the auction at any office of Maxey Grounds & Co LLP, or from 18:30 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 prior to leaving the saleroom. Payment by cheque or debit card – **credit cards not accepted.**

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 Buyers are advised to check with the Auctioneers prior to 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.

March Professional

22-24 Market Place, March
Cambridgeshire PE15 9JH
professional@maxeygrounds.co.uk
01354 602030

March Residential

42 High Street, March,
Cambridgeshire PE15 9JH
march@maxeygrounds.co.uk
01354 607100

Wisbech Professional

1-3 South Brink, Wisbech,
Cambridgeshire PE13
professional@maxeygrounds.co.uk
01945 428830

Wisbech Residential

1-3 South Brink, Wisbech,
Cambridgeshire PE13 1JA
wisbech@maxeygrounds.co.uk
01945 428820



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Prospective Buyers wishing to inspect such documents should check the availability with the Auctioneers.

Guide Prices & Reserves

Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at Auction. Prospective Buyers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the Auction. Lots may be sold subject to reserve prices.

Plans, Measurements & Photographs

All plans, measurements and photographs included in this catalogue are provided for identification purposes only and to assist prospective Buyers 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 Buyers 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.

Search Costs

The successful Buyer will be required to reimburse the Seller for the costs of searches. The sum for each lot will be announced prior to the sale.

Telephone/Proxy Bidding

The Auctioneers offer the facility for those who cannot attend the Auction in person to bid either by proxy or over the telephone.

Bidders wishing to avail themselves of either of these facilities should complete the Authorisation for Bidding by Telephone or Proxy Form and submit it to one of our offices at least 48 hours prior to the sale.

Buyers will be bound under contract on the fall of the Auctioneer's gavel and it is advised that a prudent Buyer will take professional advice from a Solicitor and, in appropriate cases, a Chartered Surveyor and an Accountant.

Useful Information

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

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Cambridgeshire PE13 1JA
wisbech@maxeygrounds.co.uk
01945 428820



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GROUNDS

Money Laundering Regulations 2017

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 any person intending to buy or bid at auction MUST produce documentation to confirm their name and residential address. Please find below a table of acceptable documentation.

You must provide one document from each category:

Identity Documents	Evidence of Address
Current signed passport	The most recent original mortgage statement
Current UK photocard driving licence	Local Authority tax bill (valid for current year)
Inland Revenue tax notification	Record of home visit
Current UK driving licence (old style), not provisional	Bank or building society or credit union statement containing current address
Resident permit issued by Home Office to EU Nationals on sight of their own country passport	Current UK driving licence (old full licence or new photo licence if not used for evidence of name)
Firearms certificate	Utility bill within last three months (not mobile telephone)
Benefit Book or original letter from Benefits Office Agency confirming the right to benefit	



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agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

LOT 1



Ref: 19060

Land at Whitemoor Road, March, Cambridgeshire, PE15 0AH

- **Parcel of Land Approximately 1.70 Acres (0.69 Hectare)**
- **Grade 1**
- **No Overage Clause**
- **Currently Laid to Grass**
- **For Sale by Public Auction: 19th September 2019 at the Oliver Cromwell Hotel, High Street, March, Cambridgeshire PE15 9LH at 19:00**
- **Guide Price £20,000**



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Agricultural

DESCRIPTION A parcel of Grade 1 Land extending to 1.70 Acres (0.69 Hectare) (STMS) currently laid to grass. The land is bounded by a railway lane to the South and an IDB drain to the West. The land being sold is registered under Title Number CB279325.

ACCESS The land is accessed directly off Whitemoor Road.

POSSESSION The land is offered for sale with the benefit of vacant possession upon completion of the sale.

SERVICES It is understood no services are connected to the land.

OVERAGE CLAUSE The land is for sale without an overage clause.

OUTGOINGS The land falls within the boundaries of the Middle Level Commissioners, and the March West & White Fen Internal Drainage Board, the drainage rates for 2019/2020 are £11.02 And £23.40 respectively.

RIGHTS OF WAY & EASEMENTS 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.

A powerline crosses the property, for further details regarding the easement refer to the Auction legal pack.

METHOD OF SALE The property is offered for sale by public auction at a guide price of £20,000 at 19:00 on 19th September 2019 at the Oliver Cromwell Hotel, High Street, March, Cambridgeshire PE15 9LH.

TERMS OF SALE The Auction Information and Legal pack will be available for inspection 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 within 28 days of the auction date. 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 arrangement BEFORE the auction.

Vendor's Solicitor:

Fraser Dawbarns LLP, Marchmont House, 62 High Street, March, Cambridgeshire PE15 9LF

Telephone: 01354 602880

Reference: Stella Norris

DIRECTIONS Proceed out of March on Wisbech Road, at the roundabout take the 2nd exit onto Whittlsey Road and then right onto Whitemoor Road. Cross the railway and the property is on the left.

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

PARTICULARS PREPARED 28th June 2019.

FOR FURTHER INFORMATION If you have any queries, please call our March Professional Office on 01354 602030 and ask for Victoria McIlroy.



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agricultural@maxeygrounds.co.uk

01354 602030

Agricultural





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agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

This plan is for identification purposes only and is not to scale.



Plan sourced from Land Registry.



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.



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

LOT 2



Ref: 18044

Land off Isle of Ely Way (A141), March, Cambridgeshire PE15 9QB

- **Parcel of Land Approximately 5.54 Acres (2.24 Hectares)**
- **Frontage onto the March Bypass**
- **Located on the Opposite Side of the Bypass to Land Allocated in the Local Plan**
- **Suitable for a Variety of Uses (STP)**
- **For Sale by Public Auction: 19th September 2019 at the Oliver Cromwell Hotel, High Street, March, Cambridgeshire PE15 9LH at 19:00**
- **Guide Price £40,000+**



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk
01354 602030

Agricultural

DESCRIPTION A parcel of Arable Land extending to approximately 5.54 Acres (2.24 Hectares) (STMS) fronting the March Bypass and located on the opposite side of the Bypass to land allocated in the Local Plan. The land is bounded by Isle of Ely Way (A141) to the East and drains to the North and West. The land being sold is registered under Title Number CB217718.

ACCESS The land is accessed directly off Isle of Ely Way (A141).

POSSESSION The land is offered for sale with the benefit of vacant possession upon completion of the sale.

OVERAGE CLAUSE The land is to be sold subject to an overage clause such that the Vendors, and their successors in title, reserve 40% of the increase in value for a period of 25 years. It is intended for the overage clause to be triggered by residential and commercial development, including but not limited to associated infrastructure, roads, accesses, roadside services, telecommunication masts, renewable energies etc. It is not intended for equestrian use, or similar, to trigger the overage clause.

RIGHTS OF WAY & EASEMENTS 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.

A powerline crosses the property, for further details regarding the easement refer to the Auction legal pack.

OUTGOINGS The land falls within the boundaries of The Middle Level Commissioners and the March Third District Drainage Commissioners, for which the Drainages Rates for 2019/20 are £94.64 and £0.91 respectively.

METHOD OF SALE The property is offered for sale by public auction at a Guide Price of £40,000+ at 19:00 on 19th September at the Oliver Cromwell Hotel, High Street, March Cambridgeshire PE15 9LH.

TERMS OF SALE The Auction Information and Legal Pack will be available for inspection 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 within 28 days of the auction date. 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

Vendor's Solicitor: Fraser Dawbarns LLP, Marchmont House, 62 High Street, March, Cambridgeshire PE15 9LF.

Telephone: 01354 602880

Reference: Helen Jarvis

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

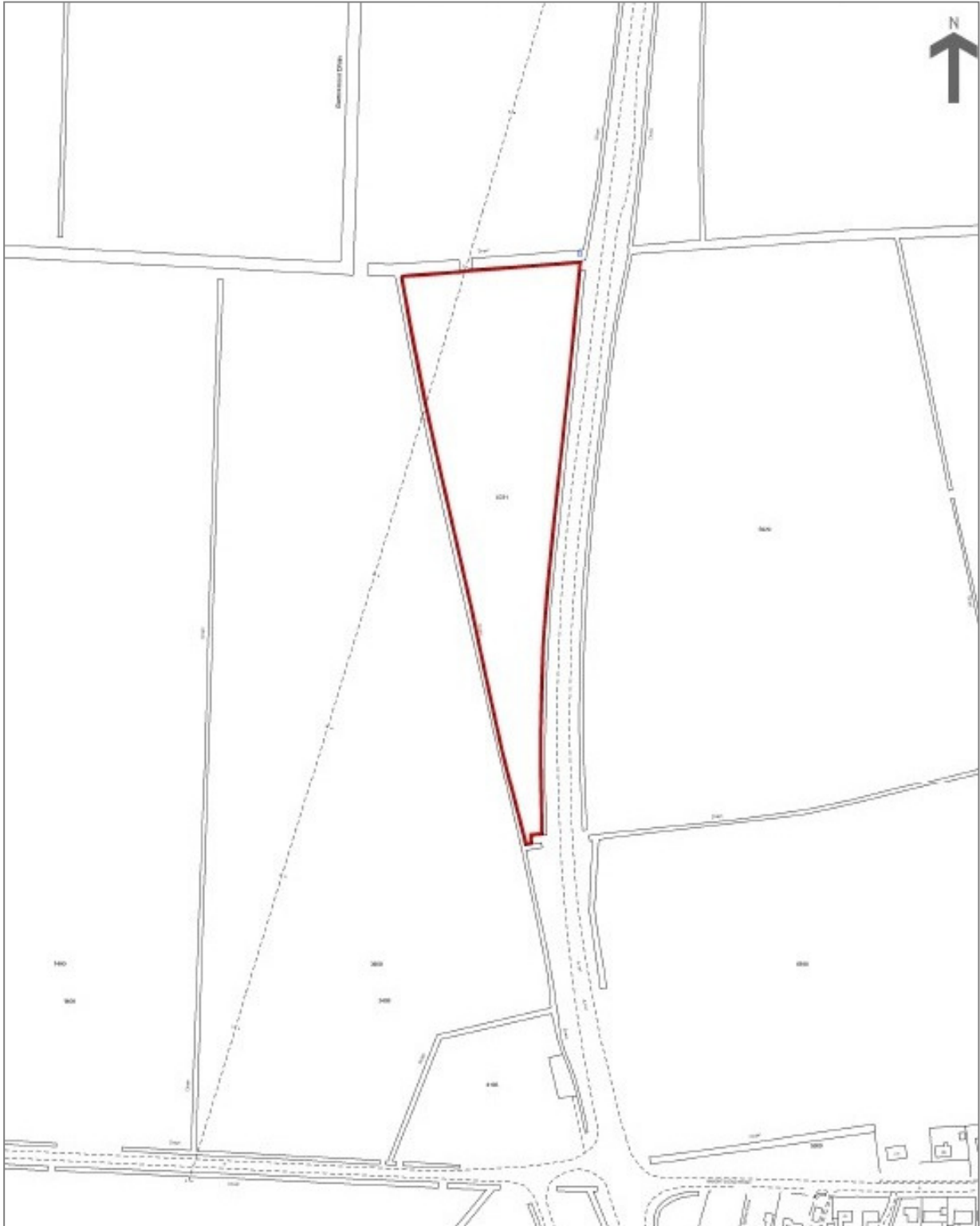
FOR FURTHER INFORMATION If you have any queries please call our March Professional Office on 01354 602030 and ask for Shirley Pollard or Victoria McIlroy.

PARTICULARS PREPARED 31st July 2019



PLAN

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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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agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

LOT 3



Ref: 19114

7.32 Acres at Second Bridge Drove, North Fen, Haddenham, Cambridgeshire

- **A parcel of Arable Land**
- **Approximately 7.32 Acres (2.96 Hectares)**
- **Grade 1**
- **For Sale by Public Auction: 19th September 2019 at the Oliver Cromwell Hotel, High Street, March, Cambridgeshire PE15 9LH at 19:00**
- **Guide Price £50,000 - £60,000**



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LOCATION

The land abuts Second Bridge Drove.

DESCRIPTION

A single parcel of Grade 1 arable land which extends to approximately 7.32 Acres (2.96 Hectares). The field is numbered TL4376 2367 on the metric edition of the Ordnance Survey map and is registered with the Land Registry under Title Number CB191054.

POSSESSION

Vacant Possession will be given upon completion of the purchase.

TENANT RIGHT

All unexhausted manorial values and lime residues are included in the Sale. No claim for dilapidations, if any, shall be made by the Purchaser against the Vendors.

LAND CLASSIFICATION

The land is classified as Grade 1 on the Agricultural Land Classification of England and Wales (Sheet 135).

NITRATE VULNERABLE ZONE

The land lies within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency under the Basic Payment Scheme and Entitlements have been established and claimed. These are included in the sale.

PREVIOUS CROPPING

2019 – Fallow

2018 – Fallow

2017 – Winter Beans

SERVICES

There are no services connected to the land.

OUTGOINGS

All of the land falls within the Haddenham Level Drainage Commissioners. The drainage rates for 2019/20 are £120.99.

SPORTING RIGHTS

The Sporting Rights are included in the Sale.

MINERAL RIGHTS

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

BOUNDARIES

The Vendor will not be bound to determine the ownership of the boundaries. The Purchaser must satisfy themselves as to the ownership of the boundaries.

RIGHTS OF WAY AND EASEMENTS

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.



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agricultural@maxeygrounds.co.uk

01354 602030

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METHOD OF SALE

The property is offered for sale by public auction at a guide price of £50,000 - £60,000 at 19:00 on 19th September at the Oliver Cromwell Hotel, High Street, March Cambridgeshire PE15 9LH.

TERMS OF SALE

The Auction Information and Legal Pack will be available for inspection 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 within 28 days of the auction date. 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

Vendor's Solicitor:

Ward Gethin Archer, 9 Park Street,
Chatteris, Cambridgeshire PE16 6AB

Telephone: 01354 694121

Reference: John Thorogood

VIEWING

Interested parties may view at their own risk, during daylight hours, with a set of these Particulars in hand.

FURTHER INFORMATION

If you have any further queries please call our March Professional Office on 01354 602030 and ask for Shirley Pollard.

DIRECTIONS

From March, proceed south on the A141 to Chatteris. Take the A142, proceed towards Ely and at Witcham Toll turn right. Continue into Haddenham, turn right and proceed along Hill Row and then turn right off the highway onto a track. Continue for a short distance and the land is on the left.

PARTICULARS PREPARED

22nd August 2019



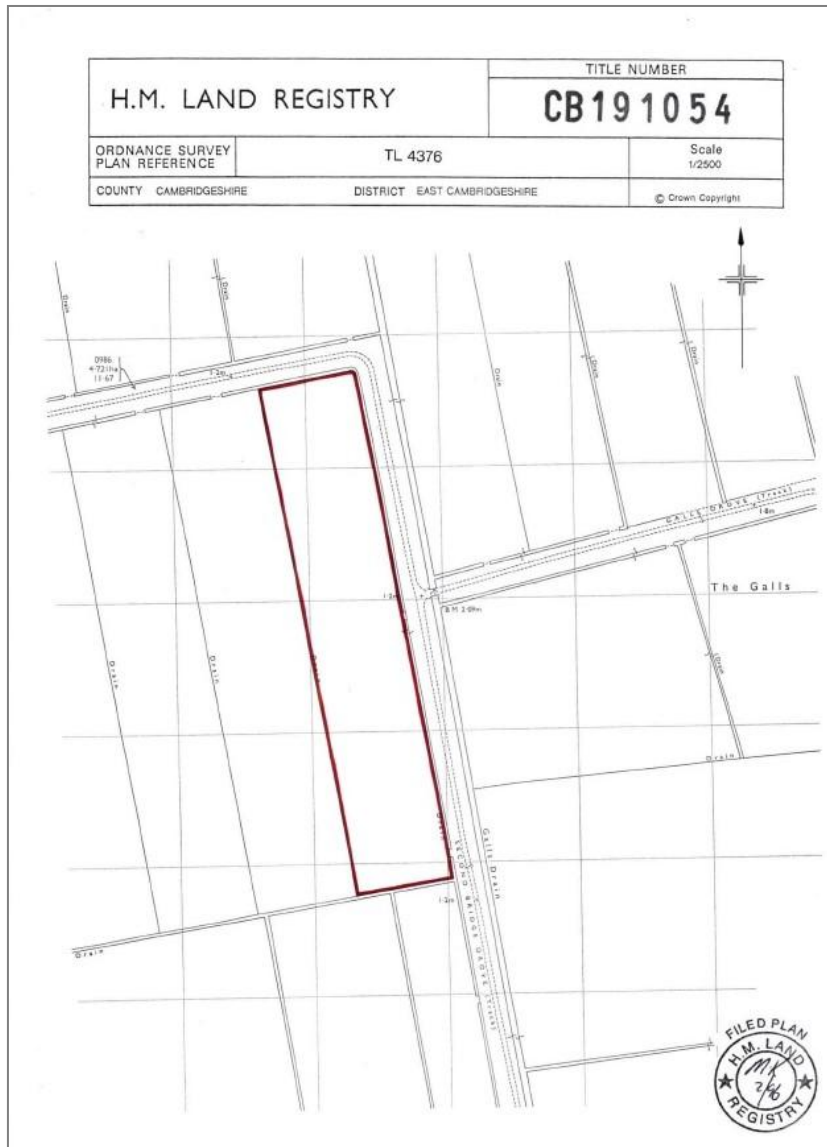
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agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

This plan is for identification purposes only and is not to scale.



AMC

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.



MAXEY GROUNDS

development@maxeygrounds.co.uk

01354 602030

Development

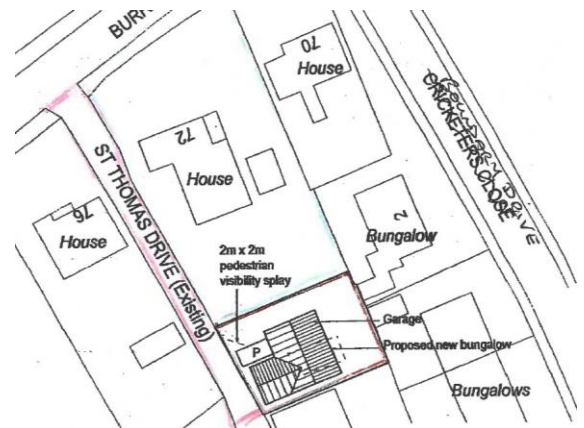
Lot 4



Ref: 19104

Plot to the Rear of 72 Burrowmoor Road, March, Cambridgeshire PE15 9RS

- Residential Building Plot
- Outline Planning Permission for 1 x Bungalow
- Plot frontage of approximately 14.5m
- Maximum plot depth of approximately 21.0m
- Close to Town Centre and Local Amenities
- For Sale by Public Auction: 19th September at the Oliver Cromwell Hotel, High Street, March Cambridgeshire PE15 9LH at 19:00
- Guide Price £70,000 - £80,000





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development@maxeygrounds.co.uk
01354 602030

Development

LOCATION The Plot is located within the market town of March, which lies approximately 8 miles southwest of Wisbech and 13 miles northwest of Ely. The property is accessed via a right of way over St Thomas Drive and is located close to the Town Centre and local amenities.

DESCRIPTION The site has Outline Planning Permission for the erection of 1 x bungalow which includes the demolition of the existing outbuilding. The plot has a frontage of approximately 14.5m and a maximum depth of approximately 21.0m. The property being sold is registered with the land Registry and forms part of Title Number CB411268.

PLANNING Outline Planning Permission was granted on the site by Fenland District Council on 23rd June 2017 under planning reference F/YR17/0307/O for the erection of 1 x bungalow and the demolition of the existing outbuilding.

A copy of these consents and plans are available for inspection at our March Professional Office or on the Fenland District Council website (online planning section).

SERVICES It is understood that mains water and electricity are available for connection.

ACCESS The Property is accessed via a Right of Way over St Thomas Drive.

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

BOUNDARIES The purchaser will be required to fence the northern boundary of the plot between points staked on the ground with 6ft timber closeboard fencing, this is to be completed within 1 month of completion of the sale.

METHOD OF SALE The property is offered for sale by public auction at a guide price of £70,000 - £80,000 at 19:00 on 19th September at the Oliver Cromwell Hotel, High Street, March Cambridgeshire PE15 9LH.

TERMS OF SALE The Auction Information and Legal Pack will be available for inspection 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 within 28 days of the auction date. 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.

Vendor's Solicitor: Bowers Solicitors, Market Place, March, Cambridgeshire PE15 9JQ
Telephone: 01345 652606
Reference: Paula Judd

VIEWINGS Viewing strictly by appointment with the Agent.

FOR FURTHER INFORMATION If you have any queries please call our March Professional Office on 01354 602030 and ask for Victoria McIlroy.

DIRECTIONS Proceed south out of March town centre and at the mini-roundabout turn right onto Burrowmoor Road. Continue for approximately 0.3 mile, turn left onto St Thomas Drive and the property is on the left.

PARTICULARS PREPARED 21st August 2019

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.



**MAXEY
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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

March Professional

22-24 Market Place, March
Cambridgeshire PE15 9JH
professional@maxeygrounds.co.uk
01354 602030

March Residential

42 High Street, March,
Cambridgeshire PE15 9JH
march@maxeygrounds.co.uk
01354 607100

Wisbech Professional

1-3 South Brink, Wisbech,
Cambridgeshire PE13
professional@maxeygrounds.co.uk
01945 428830

Wisbech Residential

1-3 South Brink, Wisbech,
Cambridgeshire PE13 1JA
wisbech@maxeygrounds.co.uk
01945 428820

Bidding Registration Form

Bidding No.



Name(s):

Address:

.....

..... Postcode:

Tel No: Mobile No:

Email address:.....

Signed by client(s):

Date:

I would like to receive bulletins including newsletters from you YES/NO

I would like to receive details of properties that may be of interest to me YES/NO

I would like to be contacted By Email YES/NO

By Phone YES/NO

By SMS YES/NO

By Post YES/NO

Method of identity verification	First client	Second client (if applicable)
State document seen (List A) + ref. See below		
State 2nd document seen (List B) See below		

Address of property being purchased:

.....

Name of Maxey Grounds & Co LLP representative:

Signature of Maxey Grounds & Co LLP representative:

You Must Provide One Document from Each List

List A - 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

List B - 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

Authorisation for Bidding by Telephone or Proxy

Bidding No.



Name(s):

Address:

.....

..... Postcode:

Tel No: Mobile No:

Email address:

I hereby authorise Maxey Grounds & Co LLP to bid on my behalf by proxy/telephone* for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and the Conditions of Bidding by Proxy or Telephone set out overleaf.

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to below and must complete the purchase of the property within the time specified in the Conditions of Sale.

Property Address

Date of Auction

For Proxy Bids my maximum bid will be £.....

Amount in words

I attach a cheque for 10% of my proxy bid*

I attach a blank cheque to be completed by the Auctioneer if my bid is successful*

My cheque of £ payable to Maxey Grounds & Co LLP

* delete as appropriate

My solicitor is:

Of

Terms and Conditions for telephone bids and bidding by letter. Anyone unable to attend must do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each lot involved and provide a cheque for 10% of the maximum amount of the bid of each lot.
2. The bidder must have completed a Bidding Registration Form.
3. This form must be sent to/delivered to any office of Maxey Grounds & Co LLP, no later than two working days prior to the start of the auction. It is the bidder's responsibility to check that the form has been received.
4. In the case of a telephone bid, the bidder should provide a blank cheque in the name of the purchaser which the Auctioneers will complete on behalf of the purchaser if successful in purchasing the relevant property for 10% of the purchaser price.
5. The bidder shall be deemed to have read the particulars of the relevant lot in the catalogue, the General and Special Conditions of Sale, and have taken all necessary professional and legal advice to have made enquiries and knowledge of any announcements of any amendments relating to the relevant lot. The Auctioneers will advise the bidder(s) of any announcements as soon as possible prior to the auction.
6. In the case of a written bid, the staff will compete in the bidding up to the maximum of authorisation. If no maximum is inserted, we reserve the right not to bid.
7. We reserve the right not to bid on behalf of written bidder(s), in the event of any error, doubt, omission, uncertainty as to the bid, failure to complete a Bidding Registration Form, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder(s) and accept no liability.
8. In the event that the written/telephone bid is successful, the Auctioneer will sign the Memorandum of Sale on behalf of the bidder(s) (a contract is formed on fall of the hammer).
9. In the event of a contract, the deposit monies will be applied so far as necessary to meet the requirements for a 10% deposit and the balance of the deposit will be help by the vendor's solicitors pending completion.
10. In the event that the bidder is unsuccessful in gaining the contract, the deposit monies will be returned to the bidder promptly.
11. The Auctioneer will make no charge to a bidder for this service and will accept no liability whatsoever for any bid not being made on behalf of the bidder whether through lack of clarity of instructions or for any other reason whatsoever. Telephone bidders will not hold us liable for any loss or claims relating to the telephone bidding system. The bidder will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible. Where the lot has not been purchased the bidder will be notified by post and deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the day on which the particular lot is auctioned. This is to allow for the possibility of a vendor agreeing to sell post auction where the bidding has not reached the reserve.
13. The authority can only be withdrawn by notification in writing delivered to ourselves at our offices not later than two hours before the start of the auction on the day of the relevant sale, or by delivery into the hands of the auctioneer in the auction room half an hour before the start of that day's auction. It is the bidder's responsibility to obtain receipt on a copy of the withdrawal notification signed by the Auctioneers and without such a receipt the authority stands; any successful contract is binding on the bidder.
14. If the bidder, or the agent, actually bids at the auction without having previously withdrawn the authority, the auctioneer is at liberty to accept such bid in addition to any bid from our staff as empowered under the written authority. Maxey Grounds & Co LLP will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Bidders are advised in respect of telephone bids that should they become disconnected during bidding or are unobtainable, Maxey Grounds & Co LLP will not be held responsible or liable for any loss suffered in respect thereof.

Signed by client(s):

Date:

Our comprehensive professional services in your area.

March Professional

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March Residential

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