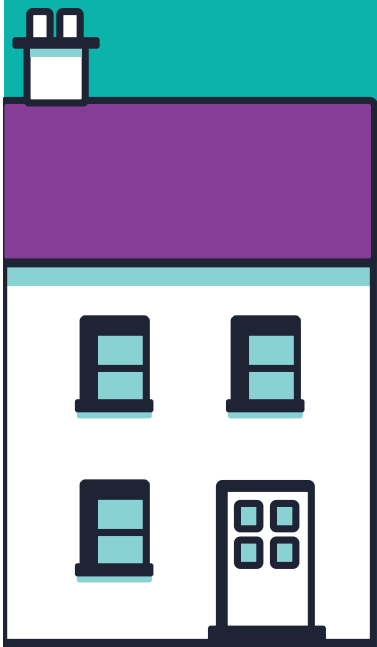


Property Auction

Residential
Agricultural
Commercial
Development



maxeygrounds.co.uk



MAXEY
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AUCTION CALENDAR

Property Auction

Monday 27th February
2019 at 19:00

Venue TBC

Farm Dispersal Auctions



MAXEY
GROUNDS

Property Auction

Wednesday 20th November 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

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



MAXEY
GROUNDS

Property Auction

Wednesday 20th 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 & Barn at Middle Road, March, Cambridgeshire PE15 0AJ
- Lot 2 Agricultural:** Former Mission Church, The Hollow, Ramsey, Cambridgeshire PE26 2YE
- Lot 3 Development:** Barns adjacent to 66 Broadgate, Sutton St Edmund, Lincolnshire PE12 0LT

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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.

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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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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

LOT 1



Ref: 19121

**Land & Barn at Middle Road, March,
Cambridgeshire, PE15 0AJ**

- **Parcel of Land Approximately 0.42 Acre with Barn of Brick Construction**
- **Suitable for a Variety of Uses (STP)**
- **No Overage Clause**
- **For Sale by Public Auction: 20th November at the Oliver Cromwell Hotel, High Street, March Cambridgeshire PE15 9LH at 19:00**
- **Guide price of £10,000 - £20,000**



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Agricultural

DESCRIPTION

A parcel of Land extending to approximately 0.42 Acre currently laid to grass with Barn previously used for agricultural storage. The land is bounded by Middle Road to the South and agricultural land to the North. It is also close to residential property. The Building measures approximately 6.8m by 6.1m and is of brick construction with fibre cement sheet roof. The land being sold is registered under Title Number CB366986.

ACCESS

The land is accessed directly off Middle Road.

POSSESSION

The land is offered For Sale with the benefit of Vacant Possession upon completion of the sale.

OVERAGE CLAUSE

The land is for sale **without** an 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.

METHOD OF SALE

The property is offered for sale by public auction at a guide price of £10,000 - £20,000 at 19:00 on 20th November 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. 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 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: Kenneth Bush Solicitors, 11 New Conduit Street, King's Lynn, Norfolk PE30 1DG
Telephone: 01553 692233

DIRECTIONS

Proceed out of March on Wisbech Road, at the roundabout take the 2nd exit onto Whittlesy Road then turn right after Fourwinds Leisure down Middle Road. The property is located on the right.

VIEWINGS

The property may be viewed at any reasonable hour at the viewers own risk with a copy of these particulars to hand.

PARTICULARS AMENDED

31st October 2019.

FOR FURTHER INFORMATION

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



MAXEY GROUNDS



Promapv2
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:1250. Paper Size - A4

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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agricultural@maxeygrounds.co.uk

01354 602030

Agricultural



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

Lot 2



Ref: 19109

**Former Mission Church, The Hollow,
Ramsey, Huntingdon, Cambridgeshire
PE26 2YE**

- Former Mission Church
- Rural Location
- For Sale by Public Auction: 20th November 2019 at the Oliver Cromwell Hotel, High Street, March, Cambridgeshire PE15 9LH at 19:00
- Guide Price £10,000





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Agricultural

LOCATION

The property is located approximately 3 miles outside the town of Ramsey in a rural location.

DESCRIPTION

A former Mission Church of Warboys Whites brick construction with a tiled roof, extending to approximately 78m² (GIA). Situated in a rural location between Ramsey and Chatteris. The building has most recently been used as an agricultural store.

METHOD OF SALE

The building is offered For Sale by Public Auction at 19:00 on 20th November 2019 at the Oliver Cromwell Hotel, High Street, March, Cambridgeshire PE15 9LH at 19:00

The property is for sale without an overage clause.

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. At the fall of the hammer the successful Purchaser will be required to pay 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.

POSSESSION

Vacant possession upon completion of the purchase.

ADDITIONAL INFORMATION

We understand that there are Tree Preservation Orders on two trees located on the property.

SERVICES

The property does not have a water connection. Electricity is believed to be connected to the property but is currently not live. It is understood that any drainage system will be non mains. Prospective purchasers should make their own enquiries of the relevant authorities.

VIEWING

Strictly by appointment with the Selling Agent Maxey Grounds & Co LLP. Some areas are overgrown and all those viewing are advised to wear appropriate clothing and do so at their own risk.

FOR FURTHER INFORMATION

If you have any queries please call our March Professional Office on 01354 602030 and ask for John Maxey or Polly Stokes.

EPC RATING Exempt unheated agricultural building

PARTICULARS PREPARED

20th September 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.



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Auction

LOT 3



Ref: 19148

**Barns adjacent to, 66 Broadgate, Sutton St.
Edmund, Spalding, Lincolnshire, PE12 0LT**

- Residential Development Opportunity
- Development land with existing barns with Planning Consent for conversion
- For Sale by Public Auction 20th November at the Oliver Cromwell Hotel, High Street, March Cambridgeshire PE15 9LH at 19:00
- Guide price of £150,000 - £200,000





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Auction

DESCRIPTION A Development site consisting of three traditional brick built Barns and a corrugated metal Nissen Hut together with an area of land extending to approximately 0.65 Acres as shown verged red on the plan with Planning Consent for conversion into residential units.

Access to the site is directly off Broadend Road

PLANNING Planning consent has been granted for a Change of Use application to convert three agricultural buildings (Buildings A, B and C on plan) into residential dwellings by the South Holland District Council under Planning Reference H19-1108-18.

Permitted Development consent has been granted to convert an agricultural building (Building D on plan) into a residential dwelling by the South Holland District Council under Planning Reference H19-0622-19.

A copy of these consents and associated documents are available for inspection at our March Office or on the South Holland District Council website (online planning section).

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

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS The site is sold with any rights/easements for drainage/soakaways over the area of the yard that exist for the benefit of the adjoining cottages.

METHOD OF SALE The site is For Sale by Public Auction on Wednesday 20th November

2019 at 7pm at The Oliver Cromwell Hotel, Hight 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. 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 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.

POSSESSION Vacant Possession upon completion of the sale.

VIEWING Strictly by appointment with Maxey Grounds & Co. For more information please ask for Tom Jupp or John Maxey.

DIRECTIONS Take the A1101 north out of Wisbech. At the traffic lights turn onto the B1169 Dowgate Road and continue straight. Turn right onto High Side (B1166) and continue straight into the village of Parson Drove. Turn right onto The Bank (B1166) and follow the road over the bridge, take the second turning to the right to Sutton St Edmund and the barns can be found on the right-hand side after approximately 0.5 miles.

PARTICULARS PREPARED 25th October 2019



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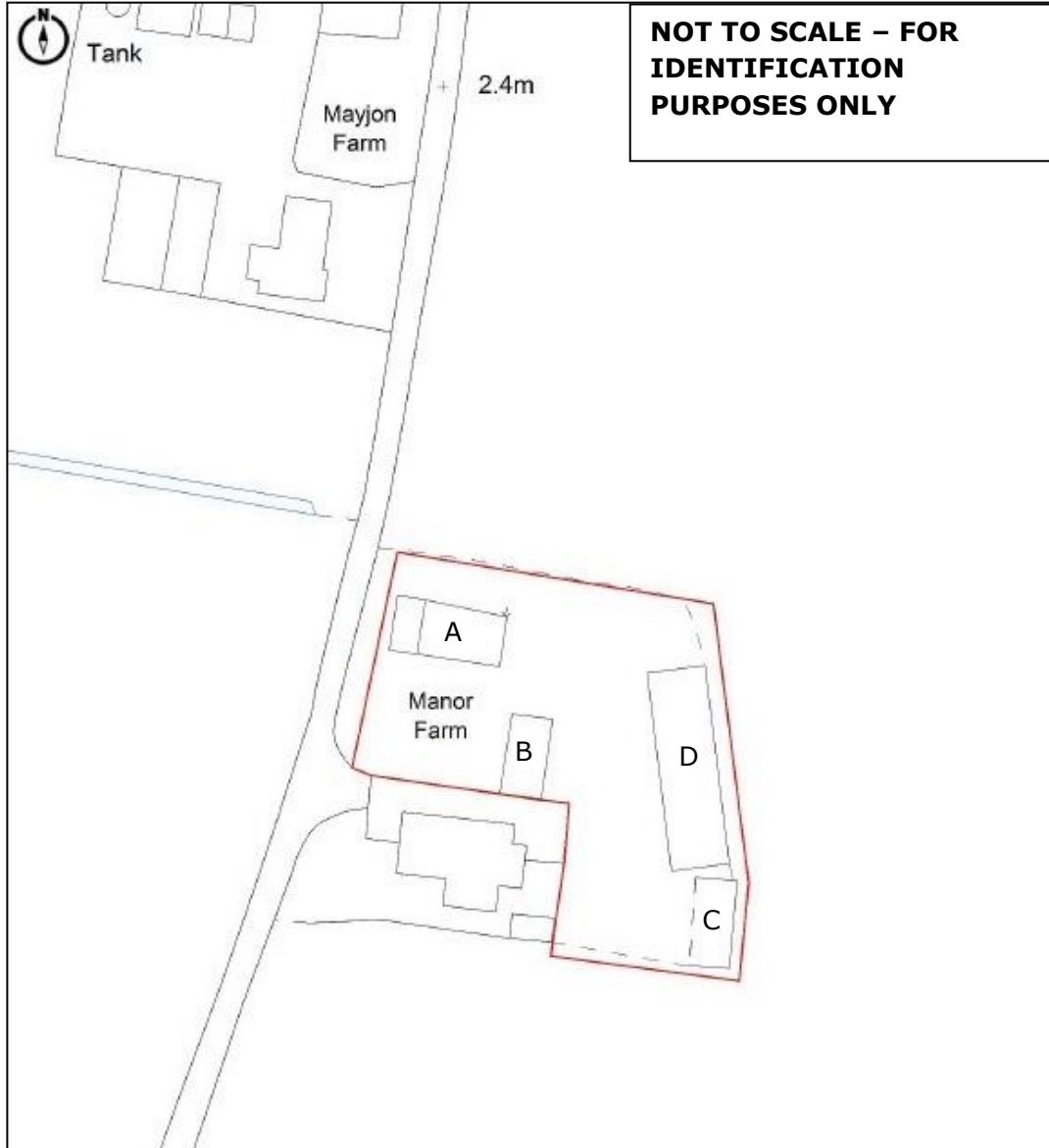


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Auction



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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

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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.

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