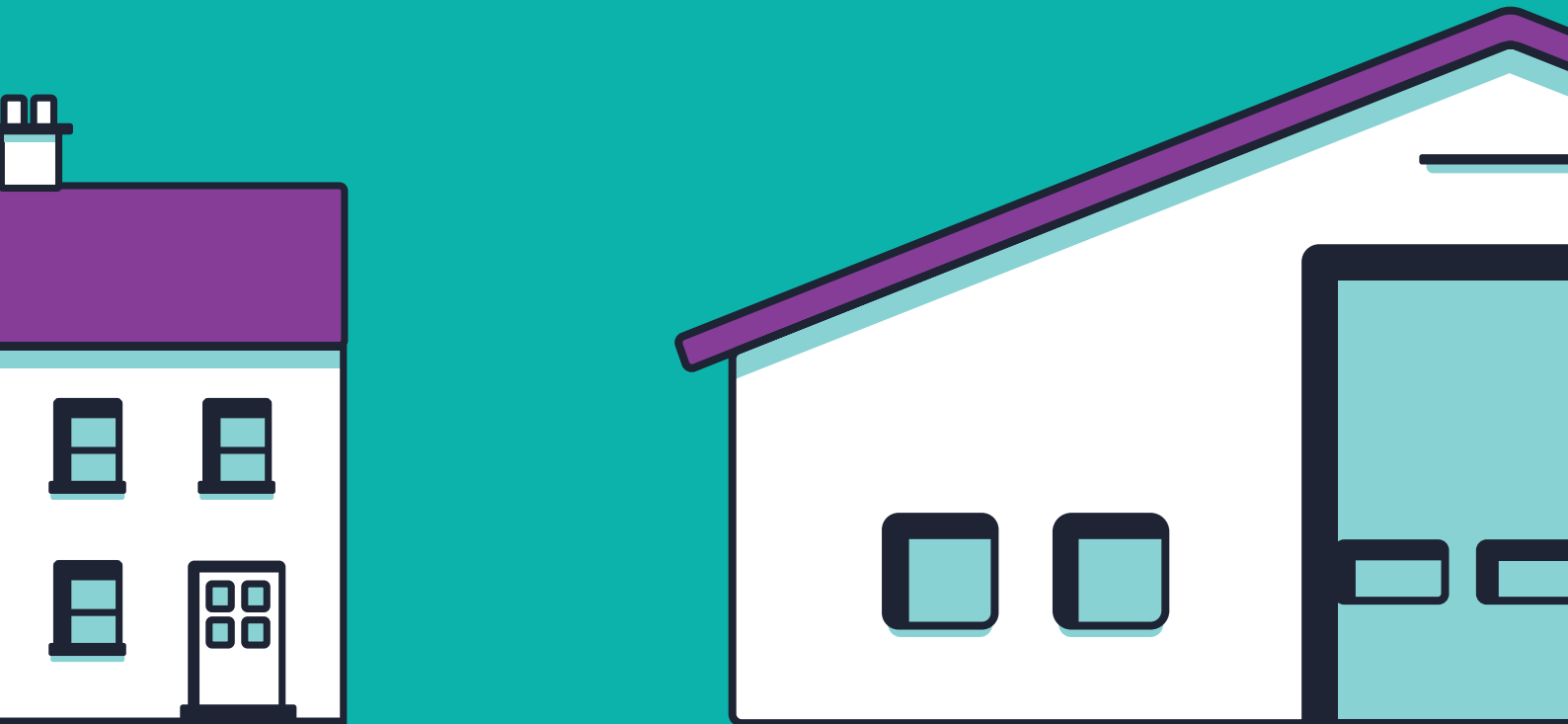


Property Auction

Residential
Agricultural
Commercial
Development



maxeygrounds.co.uk



MAXEY
GROUNDS

AUCTION CALENDAR

Farm Sale

21st September at 11:00

Willow Barn Farm, Willow Drove,
Newborough, Peterborough,
Cambridgeshire PE6 7QB

Property Auction

22nd November at 19:00

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



MAXEY
GROUNDS

Property Auction

Thursday 13th September 2018
Commencing at 19:00

Lady Alice Lambton Room, The Boathouse Business Centre,
1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH

For SATNAV use PE13 3XE

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.

Auction Lots

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

- LOT 1 Development:** The Pump House, Forty Foot Bank, Ramsey, Huntingdon, Cambridgeshire PE26 2XR
- LOT 2 Development:** Building Pot, Lord's Lane, Wisbech, Cambridgeshire PE13 4TU
- LOT 3 Development:** Plot 1, Marsh Road, Gedney Drove End, Spalding, Lincolnshire PE12 9PJ
- LOT 4 Development:** Plot 2, Marsh Road, Gedney Drove End, Spalding, Lincolnshire PE12 9PJ
- LOT 5 Development:** Wereham Village Hall, Church Road, Wereham, King's Lynn, Norfolk PE33 9AP
- LOT 6 Agricultural:** Land at Colne Road, Somersham, Huntingdon, Cambridgeshire PE28 3DQ

March Professional

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

March Residential

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

Wisbech Office

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



MAXEY GROUNDS

IMPORTANT BUYERS' 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 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 AT THE AUCTION VENUE 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.

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 before the sale to ensure the availability of Lots.

Legal Documents

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

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wisbech@maxeygrounds.co.uk
01945 583123



MAXEY GROUNDS

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.

BUYERS WILL BE BOUND UNDER CONTRACT UPON 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.

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.

Useful Information

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

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MAXEY 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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Wisbech Office

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

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



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GROUNDS

march@maxeygrounds.co.uk

01354 602030

Residential Sales

LOT 1



Ref: 18047

**The Pump House, Forty Foot Bank,
Ramsey, Huntingdon, Cambridgeshire
PE26 2XR**

- Former Pumping Station
- Planning Consent for conversion to 3 Bedroom House
- Between Ramsey and Chatteris
- For Sale by Public Auction at 19:00 on 13th September 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH
- Guide Price £100,000 - £120,000



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march@maxeygrounds.co.uk

01354 602030

Residential Sales

LOCATION

The property is located approximately 4 miles west of Chatteris and 5 miles east of Ramsey close to the junction between the Forty Foot Bank and Puddock Road.

DESCRIPTION

An Edwardian former pumping station and garage of brick construction under a pitched slate covered roof, extending to approximately 172m² (GIA). Situated in a rural location between Ramsey and Chatteris.

PLANNING

Planning consent was granted, subject to conditions, for the conversion of the pumping station and workshop to form a 2-storey, 3-bedroom dwelling involving link extension and raised decking area by Fenland District Council under reference F/YR16/0577/F on 7th December 2016. Further information, plans and the planning decision are available to view on the local authority website.

METHOD OF SALE

The building is offered For Sale by Public Auction at 19:00 on 13th September 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH.

TERMS OF SALE

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

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.

BOUNDARIES

The boundaries are shown for Identification purposes only on the plan included in these Particulars.

The purchaser is required to erect closed boarded

fencing to the boundaries (0.9m height in front of the building, 1.8m height behind the building) and to remove the conifer trees along the rear boundary within 3 months of the completion of the sale.

IDB BYELAW RESTRICTION

The property is situated to the south of the Forty Foot River. Middle Level Commissioners byelaws restrict erections, installations, excavations and tree planting within 20 metres of the watercourse.

ADDITIONAL INFORMATION

A preliminary Environmental Risk Assessment has been carried out and states that the 'the pumps are still present beneath the building'.

SERVICES

The property has had connections for water and electricity (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.

POSSESSION

Vacant possession upon completion of the purchase.

DIRECTIONS

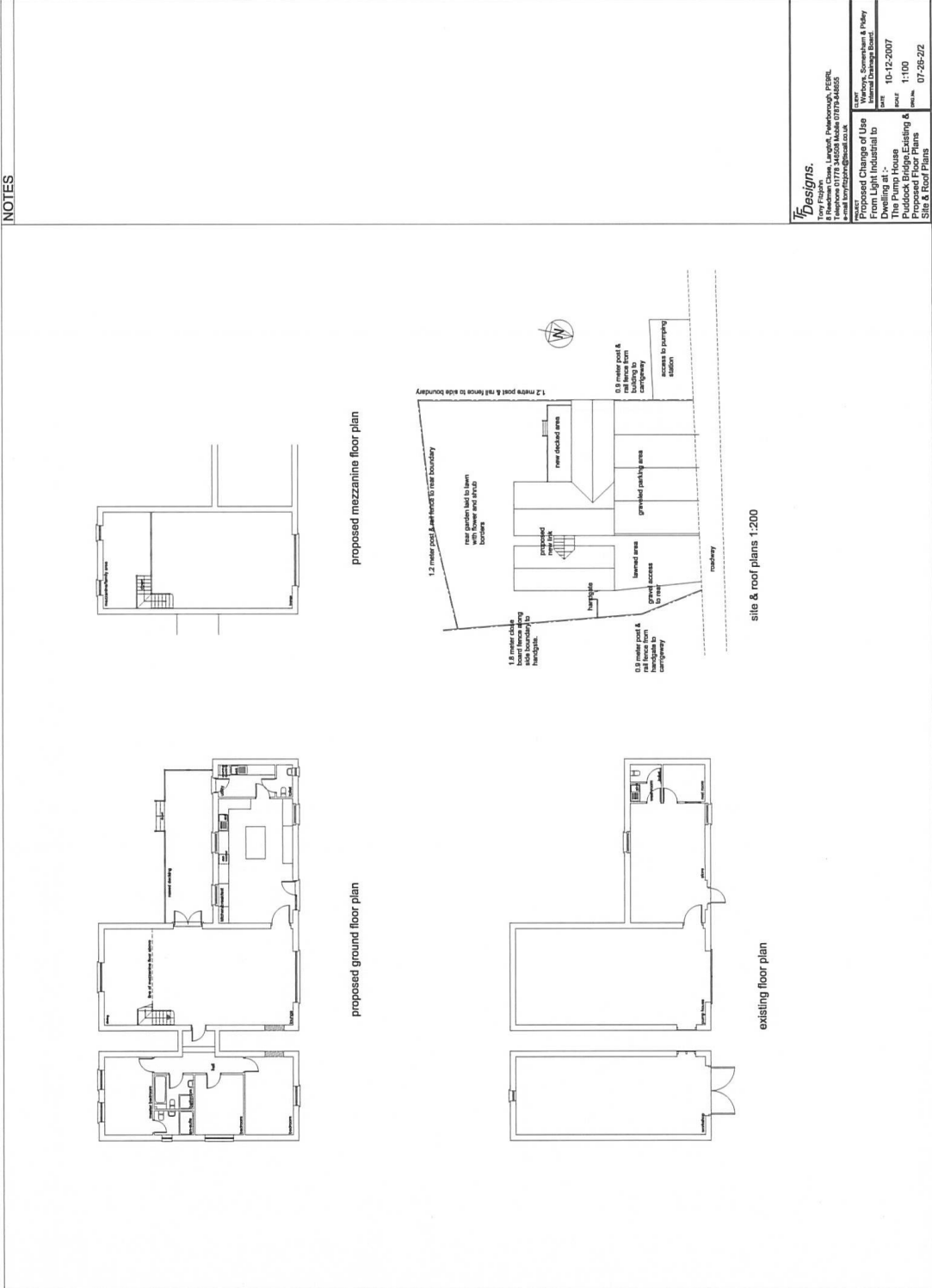
Proceed along the A141 leaving March to Chatteris, at the roundabout, take the 4th exit onto Doddington Road. Continue 1.1 miles, turn left onto Forty Foot Bank. Proceed for 2 miles, turn left onto the Puddock Bridge and then immediately left again. The property will be on your right-hand side.

PARTICULARS PREPARED 30th August 2018

PARTICULARS AMENDED 10th September 2018



MAXEY GROUNDS



The Designs.
 3 Ivy Poles Lane, Lurgate, Peterborough, PE9 6LJ
 Telephone 01773 346509 Mobile 01773 446555
 email: info@thedesigns.co.uk

Project
 Proposed Change of Use
 From Light Industrial to
 Commercial
 The Pump House
 Puddock Bridge, Existing &
 Proposed Floor Plans
 Site & Roof Plans

Date
 10-12-2007

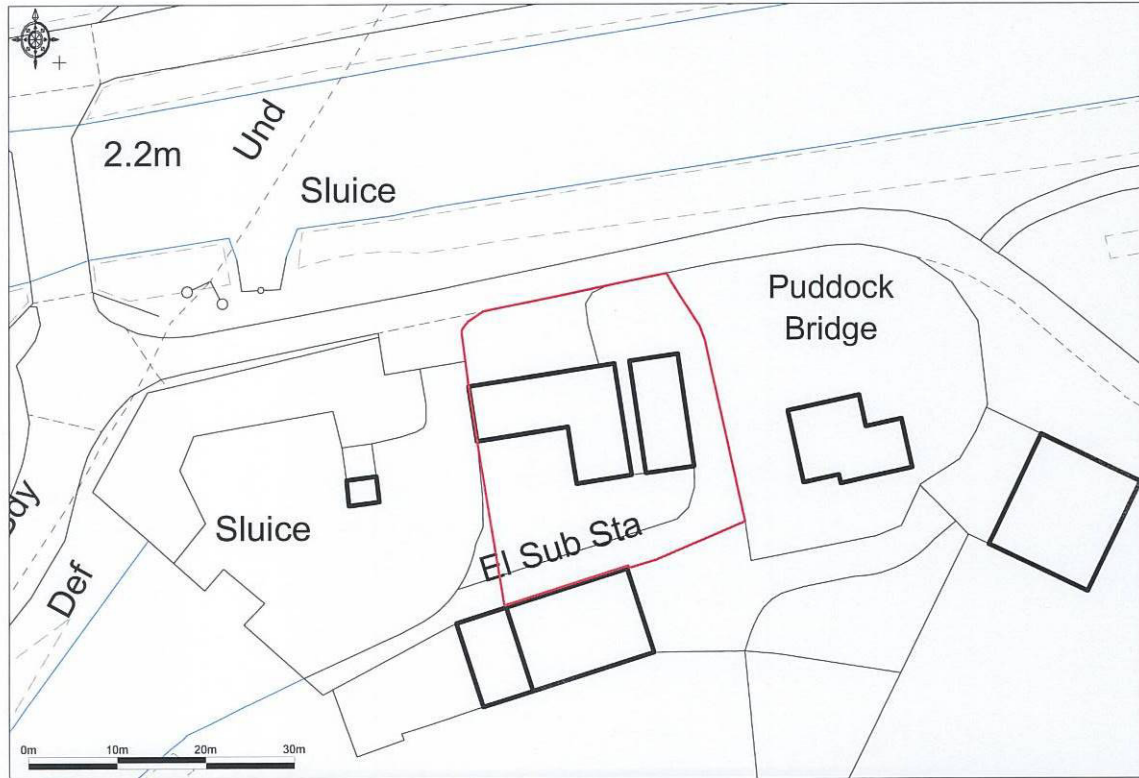
Drawn by
 Workers, Sowerham & Poley

Scale
 1:100
 Date: 07-25-22



MAXEY GROUNDS

Puddock Pumping Station, Forty Foot Bank, Ramsey



Promap
LANDMARK IMMOBILIAR GROUP

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Maxey Grounds & Co, 22-24 Market Place, March, PE15 9JH

Plan is for Identification Purposes only.



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

wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

LOT 2



Ref: K377

Building Plot, Lord's Lane, Wisbech, Cambridgeshire PE13 4TU

FOR SALE BY AUCTION: The remains of a pre-fabricated bungalow with detached double garage situated on a site of approximately 0.8 acres. Outline planning permission for a replacement chalet bungalow style dwelling has been granted on the plot verged in red on the above Block Plan.

This property is being sold WITHOUT an overage clause.

For Sale by Public Auction at 19:00 on 13th September 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH

Guide Price £120,000 - £140,000

Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

DESCRIPTION

A substantial plot with Outline Planning Consent for a replacement chalet bungalow on the plot outlined in red on the Block Plan overleaf. The remains of a pre-fabricated bungalow are currently on site along with a detached double garage. The site as a whole is approximately 0.8 acres of land with the area outlined blue on the Block Plan overleaf being the remaining garden of the previous bungalow. Thus, the whole of the property has previously been in residential garden use. The pre-fabricated bungalow had a floor area of approximately 78m²

LOCATION

The site is situated between the village of Wisbech St Mary and the town of Wisbech. Wisbech is situated between Peterborough (approximately 22 miles) and King's Lynn (approximately 14 miles)

It is within commuting distance of King's Lynn, Downham Market and Peterborough. Rail services are available from King's Lynn and Peterborough to Cambridge and London

PLANNING

Outline Planning Consent was granted by Fenland District Council on the 11th December 2017 under Ref: F/YR17/0989/O for the erection of a single detached chalet bungalow as a replacement dwelling on the plot edged red on the plan overleaf.

Please note: The planning consent only covers the area outlined in red on the Block Plan overleaf, but the remainder of the land has been in use as residential garden previously.

There is a partially fire destroyed pre-fabricated bungalow on site which is to be demolished by the purchaser. The indicative plan submitted and the pre-application advice from the Council indicates a footprint for the proposed dwelling of a similar scale to the former bungalow

A copy of this consent and the pre-application advice is available for inspection at our Wisbech Office or on the Fenland District Council website (online planning section)

SERVICES

Mains water and electric are connected to the property. Non-mains drainage

POSSESSION

Vacant possession upon completion of the sale

VIEWING

At any reasonable hour with a copy of the particulars to hand

Viewers are advised to exercise care due to the nature of the site and not to enter the remains of the bungalow or garage

ACCESS

Access to the plot will be from Lords Lane

PARKING

The site has space for a number of cars to park. The original dwelling benefitted from a detached double garage which is still on the site



MAXEY GROUNDS

METHOD OF SALE

The property is offered for sale by Public Auction to take place at 19:00 on Thursday 13th September 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire 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.

Completion will be 28 days following 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.

DIMENSIONS

Site frontage to Lords Lane: approx. 50m
Max Depth: approx. 68m
Total Area (outlined in blue): 0.8 acres

The plot is marked by boundary posts to the North-East and South East corner. It is understood that the rear boundary is the near-side of the dyke

EPC

An EPC is not required for this property. The property is sold with outline planning permission for demolition and redevelopment and is therefore exempt from the EPC requirements

DIRECTIONS

From the town centre, proceed over the bridge and turn left onto North Brink. At the traffic lights carry straight on and continue onto Barton Road. After approximately two miles turn left into Lords Lane. Continue along Lord's Lane towards North Brink. The property can be found on the left-hand side

PARTICULARS PREPARED 9th July 2018

PARTICULARS AMENDED

10th September 2018



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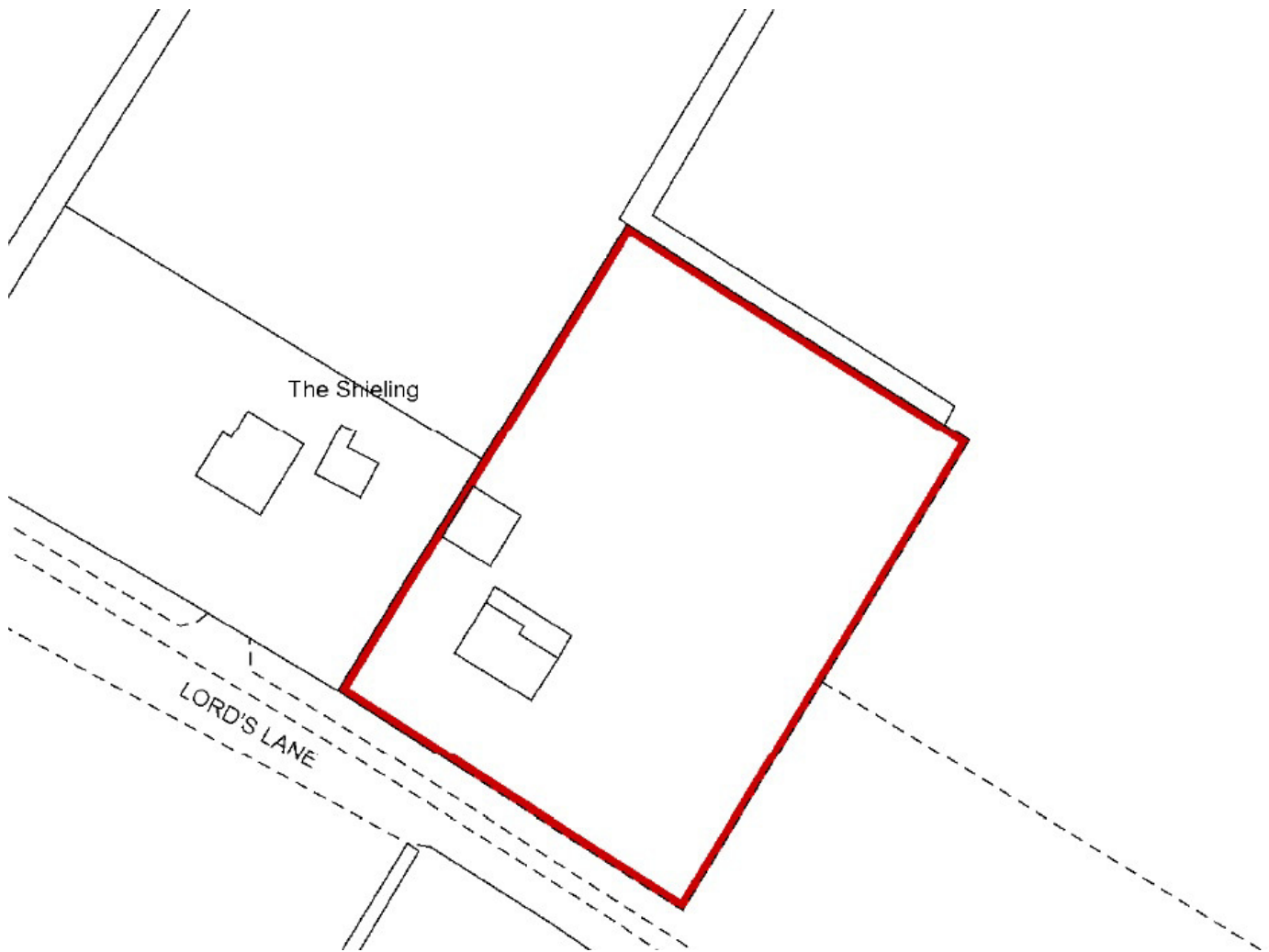
wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

NOT TO SCALE – FOR REFERENCE ONLY

EXTRACT FROM LAND REGISTRY PLAN



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.



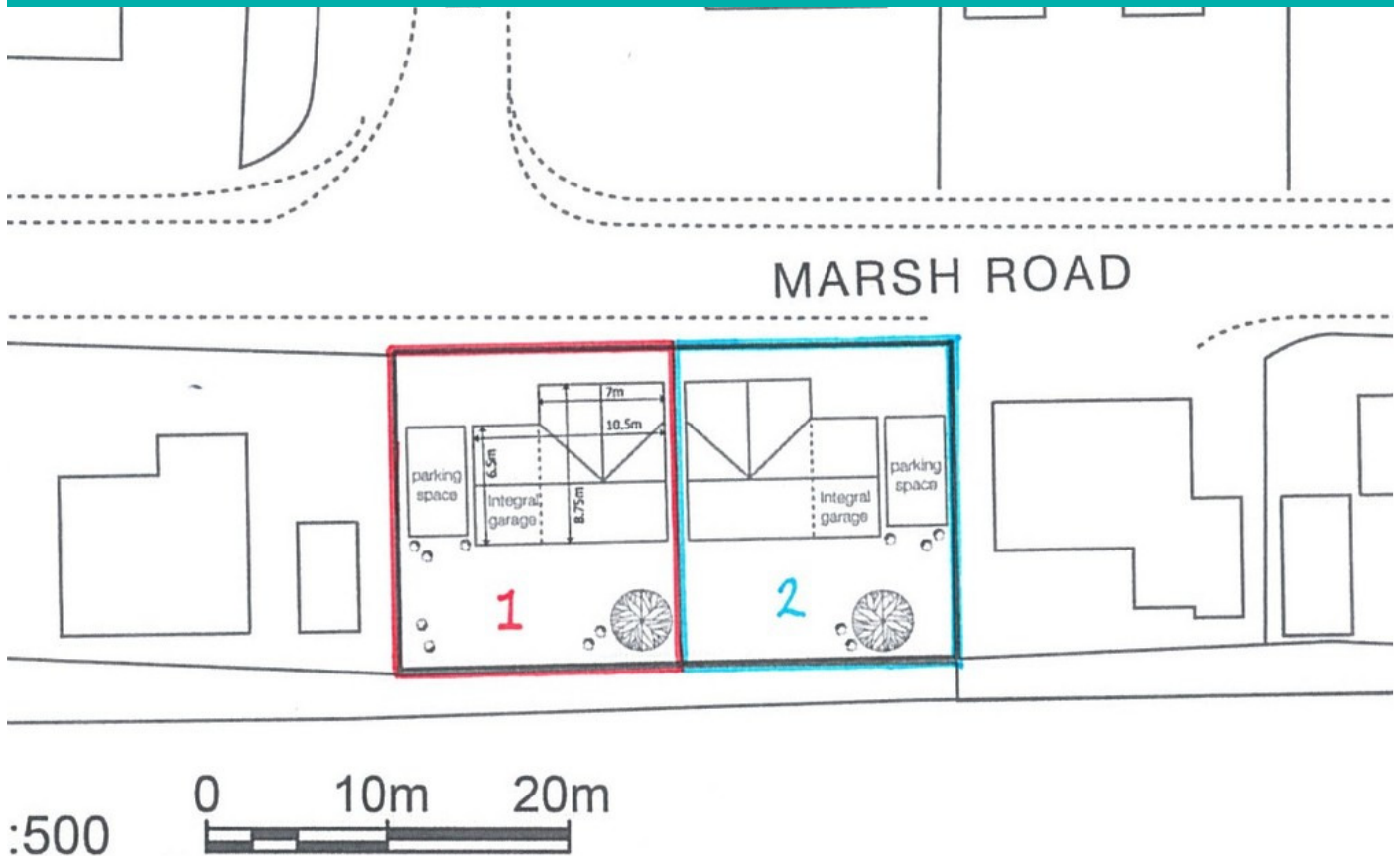
MAXEY GROUNDS

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01945 583123

Residential Sales

LOT 3



Ref: F743

Plot 1, Marsh Road, Gedney Drove End, Spalding, Lincolnshire PE12 9PJ

- Building Plot
- For Sale by Public Auction at 19:00 on 13th September 2018 at The Boathouse Business Centre, Wisbech, Cambridgeshire PE13 3BH
- Guide Price £60,000 - £70,000





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wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

DESCRIPTION

Two individual building plots with Outline Planning Permission for two two-storey dwellings with integrated garages.

PLANNING

The site was granted Outline Planning Consent by South Holland District Council under planning reference: H06-0202-18.

A copy of this consent is available from the South Holland District Council website, or from our Wisbech office.

The purchaser should make themselves aware of the specific conditions attached to the planning consent.

BOUNDARIES

All applicants are deemed to be aware of and understand the positioning of the boundaries of the land. The plots are each approximately 15 metres wide by 18 metres deep. These measurements are for guidance only and boundaries will be as staked.

The purchaser will be responsible for fencing all necessary boundaries.

SERVICES

Mains water and electricity are understood to be available for connection. Prospective purchasers are encouraged to make their own enquires of the relevant service providers.

METHOD OF SALE

The plot is offered For Sale by Public Auction to take place at 19:00 on 13th September 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire 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.



MAXEY GROUNDS

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.

Vendors Solicitors (FAO Mr Graham Wakefield) Mossop and Bowser Solicitors, Abbots Manor, 10 Spalding Road, Holbeach, Lincolnshire PE12 7LP (Tel 01406 422651).

N.B. The buyer of Plot 1 will be given the opportunity to purchase Plot 2 at the same price if they wish. If they choose to purchase Plot 2 as well, it will not be offered separately.

DIRECTIONS

Take the A1101 north out of Wisbech. Continue straight as far as the roundabout before Long Sutton, then take the second exit onto the B1359. Turn left to continue on the B1359, then take the first right onto Roman Bank. Continue straight until you get to the end of the road and then turn right onto the B1359. At the end of the road, turn right onto Marsh Road. The plot is on the right next to 'Sea Breeze'.

VIEWING

At any reasonable time with a copy of these particulars in hand.

PARTICULARS PREPARED

19th July 2018

PARTICULARS AMENDED

10th September 2018



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

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Residential Sales



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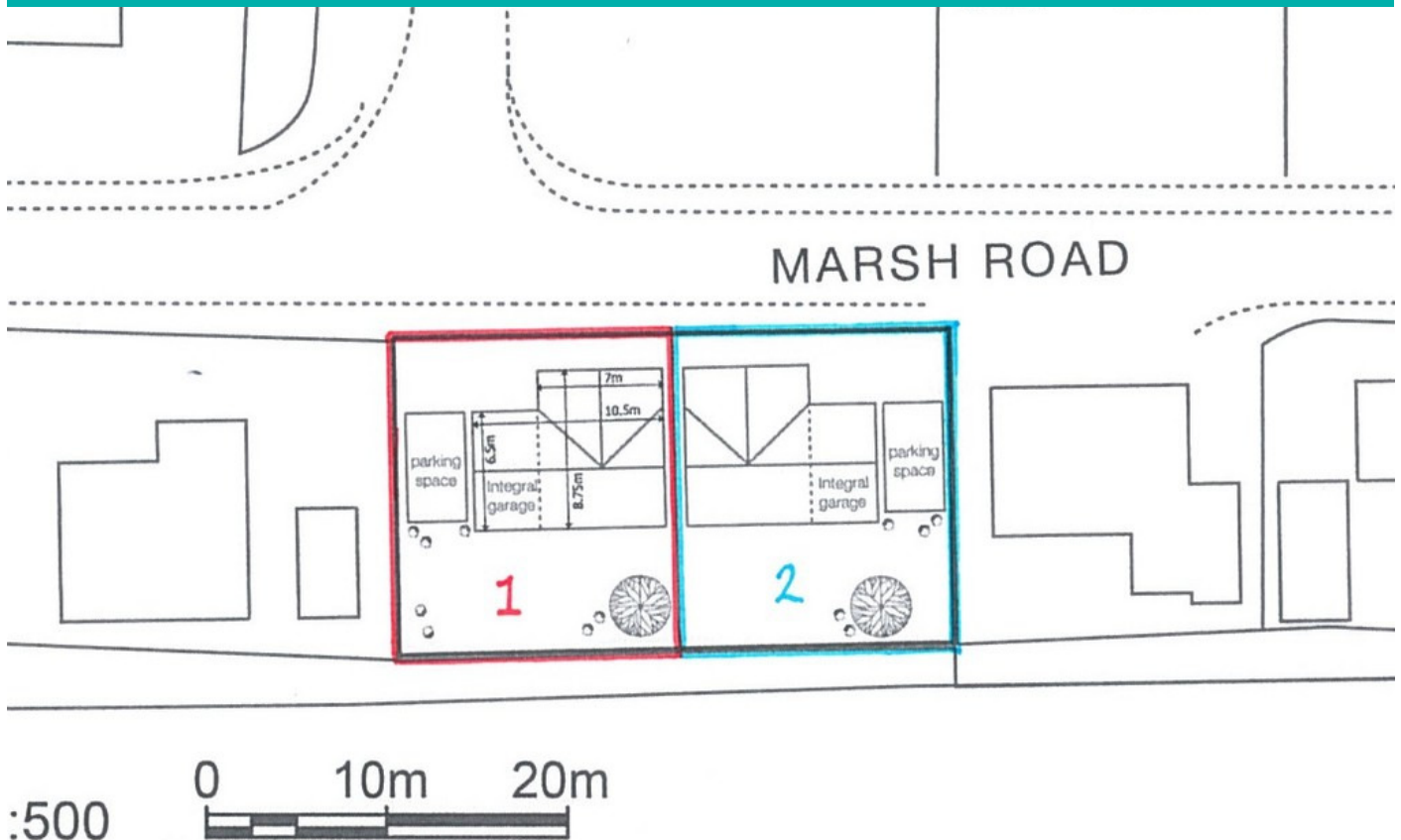
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wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

LOT 4



Ref: F744

Plot 2, Marsh Road, Gedney Drove End, Spalding, Lincolnshire PE12 9PJ

- Building Plot
- For Sale by Public Auction at 19:00 on 13th September 2018 at The Boathouse Business Centre, Wisbech, Cambridgeshire PE13 3BH
- Guide Price £60,000 - £70,000





MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

DESCRIPTION

Two individual building plots with Outline Planning Permission for two two-storey dwellings with integrated garages.

PLANNING

The site was granted Outline Planning Consent by South Holland District Council under planning reference: H06-0202-18.

A copy of this consent is available from the South Holland District Council website, or from our Wisbech office.

The purchaser should make themselves aware of the specific conditions attached to the planning consent.

BOUNDARIES

All applicants are deemed to be aware of and understand the positioning of the boundaries of the land. The plots are each approximately 15 metres wide by 18 metres deep. These measurements are for guidance only and boundaries will be as staked.

The purchaser will be responsible for fencing all necessary boundaries.

SERVICES

Mains water and electricity are understood to be available for connection. Prospective purchasers are encouraged to make their own enquires of the relevant service providers.

METHOD OF SALE

The plots are offered as lots 3 and 4 for sale by Public Auction to take place at 7pm on 13th September 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire, 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.



MAXEY GROUNDS

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.

Vendors Solicitors (FAO Mr Graham Wakefield) Mossop and Bowser Solicitors, Abbots Manor, 10 Spalding Road, Holbeach, Lincolnshire PE12 7LP (Tel 01406 422651).

N.B. The buyer of Plot 1 will be given the opportunity to purchase Plot 2 at the same price if they wish. If they choose to purchase Plot 2 as well, it will not be offered separately.

DIRECTIONS

Take the A1101 north out of Wisbech. Continue straight as far as the roundabout before Long Sutton, then take the second exit onto the B1359. Turn left to continue on the B1359, then take the first right onto Roman Bank. Continue straight until you get to the end of the road and then turn right onto the B1359. At the end of the road, turn right onto Marsh Road. The plot is on the right next to 'Sea Breeze'.

VIEWING

At any reasonable time with a copy of these particulars in hand.

PARTICULARS PREPARED

19th July 2018

PARTICULARS AMENDED

10th September 2018



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales



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MAXEY
GROUNDS

wisbech@maxeygrounds.co.uk
01945 583123
Residential Sales

LOT 5



Ref: W1428

**Wereham Village Hall, Church Road,
Wereham, King's Lynn, Norfolk PE33 9AP**

- Former Village Hall with Full Planning Consent for Detached House
- For Sale by Public Auction at 19:00 on 13th September 2018 at The Boathouse Business Centre, Harbour Square, Wisbech, Cambridgeshire PE13 3BH
- Guide Price £50,000 - £75,000





MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 583123

Residential Sales

DESCRIPTION Former village hall with full planning consent for one detached 3 bedroomed house in attractive village location

DIMENSIONS Approximate measurements for guidance only

Frontage 17.9m

Depth 23.2m

The plot is sold as marked on site

NB The western side boundary is 3m from the edging to the new village hall access

PLANNING The property has full planning consent under reference 16/00220/F dated 15th April 2016 for a detached three bedroomed house subject to conditions. A copy of the consent is available for inspection.

Condition 5 includes that demolition work is to be undertaken in accordance with the recommendations contained within the ecology report. The required bat boxes have already been installed, and further ecology reports and estimates relating to the steps and supervision required in connection with demolition of the village hall have been obtained and are available for inspection.

A copy of an asbestos report from 2014 is available to the purchaser.

The new village hall is completed as required under Condition 6, the vehicular access (Condition 10) and footpath work (Condition 14) have also been undertaken and a copy of the appropriate highway reports are within the auction Legal Pack.

FENCING The purchaser will be responsible for the fencing of any unfenced boundaries of the plot

SERVICES Mains water and electricity are already connected to the existing village hall. Main sewer is understood to be available with a lateral installed in the south west corner of the plot

DEMOLITION The purchaser will be responsible for demolition of the existing village hall

METHOD OF SALE The plot is offered For Sale by Public Auction to take place at 19:00 on Thursday 13th September 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire 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 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 for which will be announced prior to the sale. Prospective purchasers are therefore strongly advised to make their financial arrangements BEFORE attending the Auction.

Vendors Solicitors:

Ward Gethin Archer

Market Place, Ely,

Cambridgeshire CB7 4QN

Tel: 01353 646103

FAO Mr A Carrier/Ms G Devlin

VIEWING By appointment with the Agent Maxey Grounds & Co LLP

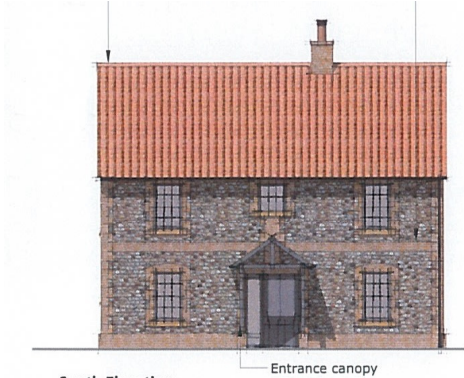
PARTICULARS PREPARED 7th August 2018

PARTICULARS AMENDED

10th September 2018

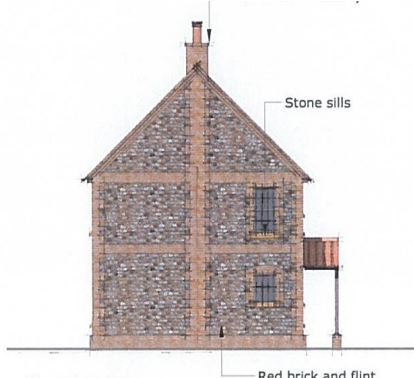


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South Elevation

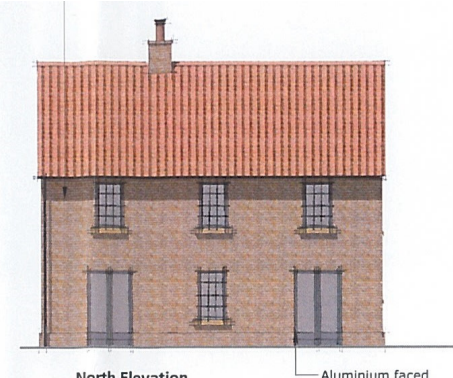
Entrance canopy



West Elevation

Stone sills

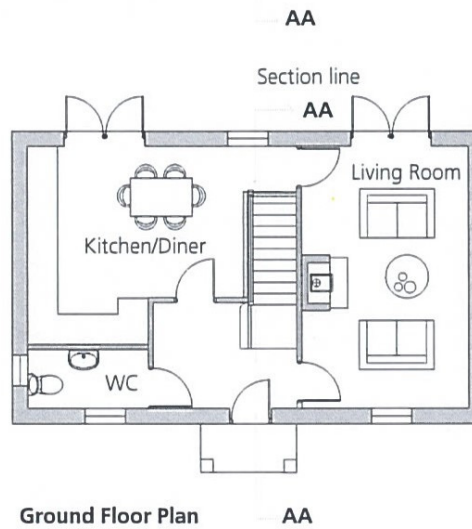
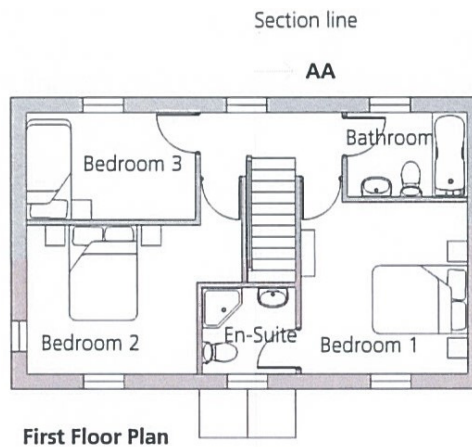
Red brick and flint



North Elevation

Aluminium faced windows and doors

Proposed Elevations



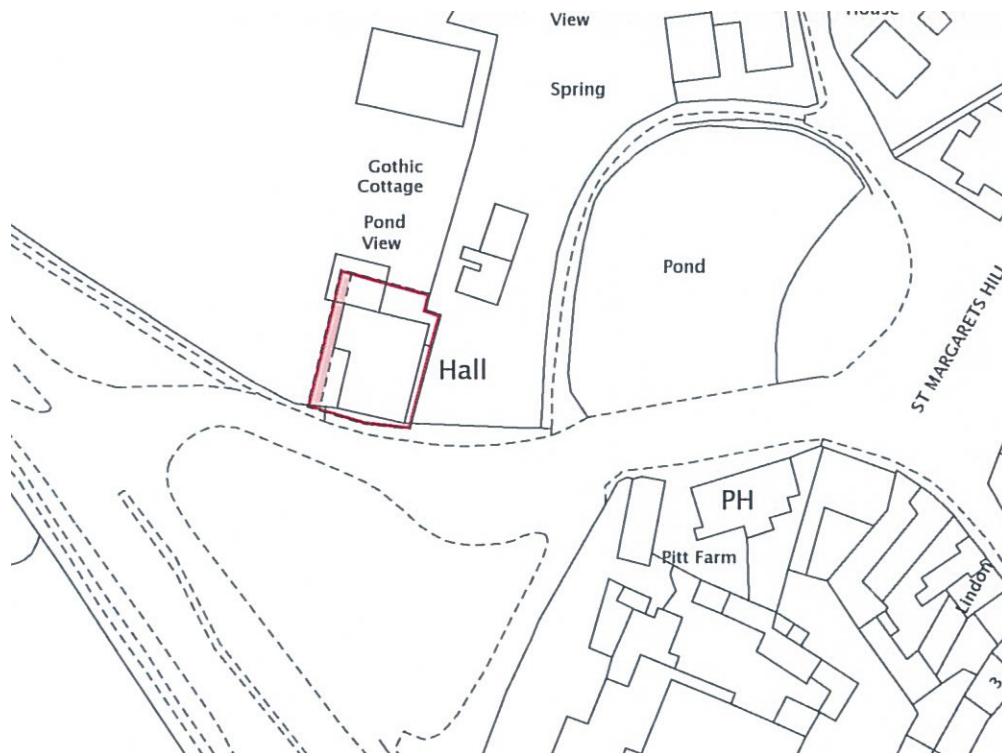


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Residential Sales



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.



MAXEY
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01354 602030
Agricultural

LOT 6



Ref: 18054

**Colne Road, Somersham, Huntingdon,
Cambridgeshire PE28 3DQ**

- Amenity land divided into two parcels
- 1.91 Hectares (4.73 Acres) (STMS)
- Vacant possession upon completion
- Suitable for Equestrian Use
- For Sale by Public Auction on Thursday 13th September 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH
- Guide Price £40,000 - £50,000





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LOCATION

The land is situated on the outskirts of Somersham with access from Colne Road and Colne Fields.

DESCRIPTION

Amenity land with a partially fenced perimeter as shown in red on the attached plan.

POSSESSION

Vacant possession upon completion.

METHOD OF SALE

The land is offered For Sale by Public Auction on Thursday 13th September 2018.

TERMS OF SALE

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

SERVICES

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

WAYLEAVES & 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.

Anglian water have a right of way for access to the pumping station.

Eastern Power Networks have a wayleave on the site with details set out in the legal pack.

COVENANT

A covenant is in place stating that no caravans or motor homes may be parked on any land highlighted in blue on the plans.

OVERAGE CLAUSE

The property will be sold **without** any development uplift clause.

BOUNDARIES

The parcel is stock proof fenced along the perimeter except along the bank of the Cranbrook drain and both entrances are gated.

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

BASIC PAYMENT SCHEME

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

DRAINAGE

The land falls within the boundaries of the



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Middle Level Commissioners. The Drainage Rates are currently £46.80 per year.

VAT

It is understood that the property is not elected for VAT.

Should a sale become chargeable for the purposes of VAT, such tax shall be payable by the purchaser in addition to the contract price.

VIEWING

Strictly by appointment with Maxey Grounds & Co LLP.

DIRECTIONS

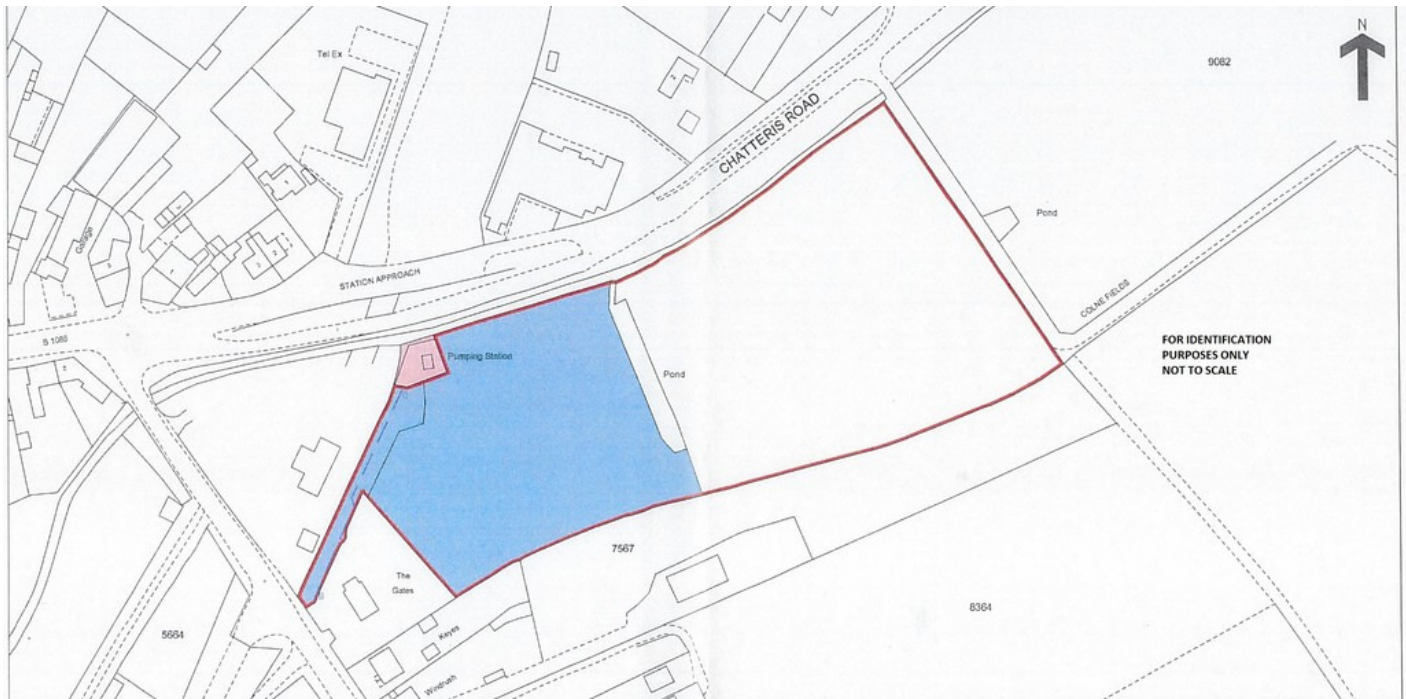
Approach Somersham from Chatteris, along Chatteris Road. On entering the village, at the junction take a left turn onto Colne Road. Access to the land can be found via a gated track on the left after approximately 100 metres.

PARTICULARS PREPARED

8th August 2018

PARTICULARS AMENDED

10th September 2018



This plan is for Identification purposes only.



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Agricultural

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- 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.

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:



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 - Rating and taxation valuations
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 - Expert witness reports
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march@maxeygrounds.co.uk
01354 602030

March Residential

42 High Street, March,
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march@maxeygrounds.co.uk
01354 652502

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