



MAXEY
GROUNDS



Property Auction

Thursday 22nd June 2017
Commencing at 7pm

**Local knowledge
for local businesses**

maxeygrounds.co.uk



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wisbech@maxeygrounds.co.uk
01945 583123

Property Auctions

Property Auction

Thursday 22nd June 2017
Commencing at 7pm

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

For SATNAV use PE13 3XE

Auction Lots

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

- LOT 1 Residential:** 102 Barton Road, Wisbech, Cambridgeshire, PE13 4TF
- LOT 2 Residential:** 10 Back Road, Murrow, Wisbech, Cambridgeshire, PE13 4JW
- LOT 3 Commercial:** 98 Norfolk Street, Wisbech, Cambridgeshire, PE13 2LD
- LOT 4 Residential:** Scotts Field Nursery, Hall Road, Outwell, Wisbech, Cambridgeshire, PE14 8PE



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Residential Sales

AUCTION GUIDE PRICE **£100,000**



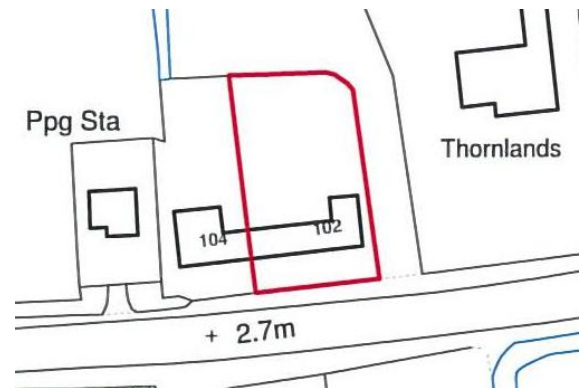
Ref: B1962

**102 Barton Road, Wisbech,
Cambridgeshire, PE13 4TF**

FOR SALE BY AUCTION

22nd JUNE 2017 AT 7pm

**AT THE BOATHOUSE BUSINESS CENTRE, WISBECH,
CAMBRIDGESHIRE PE13 3BH**





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Residential Sales

DESCRIPTION A good sized plot currently housing a timber framed bungalow, with outline planning permission for a two-storey replacement dwelling. The site has dimensions 19.4m x 31.7m giving ample space for garden and off road parking. Existing bungalow could provide accommodation whilst development details are being finalised.

PLANNING Outline Planning Consent was granted by Fenland District Council under Ref F/YR17/0216/O for a replacement, two storey dwelling. A copy of this consent is available for inspection at our Wisbech office or on the Council's website.

SERVICES It is understood that all mains services are available for connection at the property. Prospective purchasers should make their own enquiries of the relevant utility companies.

POSSESSION Vacant possession upon completion of the purchase.

VIEWING Strictly by appointment with the selling agent, Maxey Grounds.

LOCATION The site is situated on the edge of the town of Wisbech which 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.

METHOD OF SALE

The property is offered for sale by Public Auction to take place at 7pm on Thursday 22nd June 2017 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, PE13 3BH. The Auction Information and Legal Pack will be available for inspection at the Wisbech Office during the 14 days prior to the Auction. Digital copies of this pack will be available for distribution via email to interested parties or their Solicitors.

The sale will be with completion on 20th July 2017. 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 Ian Groome)
Bowers Solicitors, 15 South Brink, Wisbech, Cambridgeshire (Tel 01945 583194)

DIRECTIONS Take North Brink out of the centre of Wisbech. Turn right after 0.4 miles onto Barton road. The property is on the right hand side.

PARTICULARS PREPARED 9th May 2017



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.



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Residential Sales

Guide £120,000 - £130,000



Ref: T746

**10 Back Road, Murrow, Wisbech,
Cambridgeshire, PE13 4JW**

FOR SALE BY AUCTION

22nd JUNE 2017 at 7 pm

**AT THE BOATHOUSE BUSINESS CENTRE, WISBECH,
CAMBRIDGESHIRE PE13 3BH**



Offices also at Chatteris and March

www.maxeygrounds.co.uk



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01945 583123

Residential Sales

DESCRIPTION A detached brick built bungalow in need of extensive modernisation on wide plot with frontage of approx. 23.2m. The property is situated in the developed area of Murrow with the possibility of further development potential (STPP)

KITCHEN/DINER 9' 9" x 24' 2" (2.98m x 7.39m) Window to front

SITTING ROOM 12' 2" x 11' 9" (3.72m x 3.59m) Front access door. Window to front. Open fireplace

BEDROOM 1 12' 1" x 21' 5" (3.7m x 6.53m)

BEDROOM 2 11' 10" x 10' 3" (3.63m x 3.14m)

BATHROOM 8' 6" x 5' 9" (2.61m x 1.76m)

OUTSIDE Wide frontage with ample off road parking. Rear garden

SERVICES Mains water and electricity are understood to be available. Drainage non mains

VIEWING Strictly by appointment with the Agent Maxey Grounds & Co

POSSESSION Vacant possession upon completion of the purchase

METHOD OF SALE

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June 2017 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, PE13 3BH. The Auction Information and Legal Pack will be available for inspection at the Wisbech Office during the 14 days prior to the Auction. Digital copies of this pack will be available for distribution via email to interested parties or their Solicitors.

The sale will be with completion on 20th July 2017. 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 Ms H Reeves) Bowers Solicitors, 15 South Brink, Wisbech, Cambridgeshire (Tel 1945 583194)

DIRECTIONS Take the A1101 out of Wisbech signed Long Sutton/Sleaford. At the traffic lights on Leverington Road bear left signed Leverington and Parson Drove. Proceed along Leverington Common and at the crossroads carry straight on to Murrow. At the bend carry on into Back Road and the property can be found on the left

COUNCIL TAX BAND B

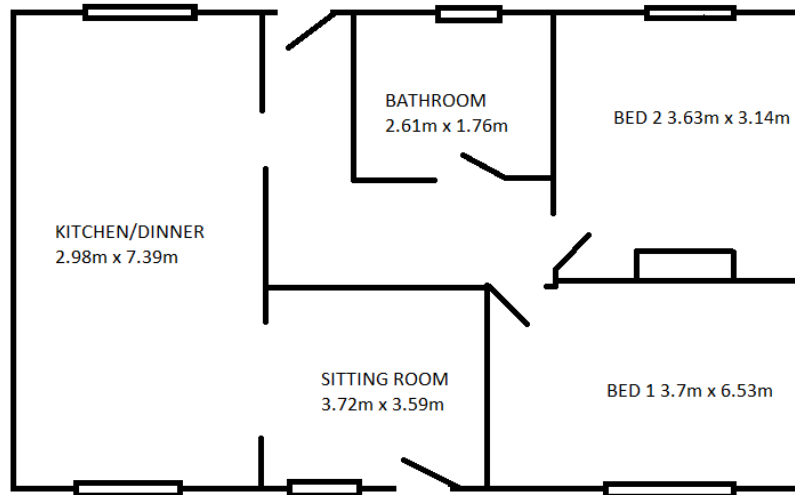
COUNCIL TAX AMOUNT £1,356

EPC RATING BAND F

PARTICULARS PREPARED 19th April 2017



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Not to Scale



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01945 583123

Commercial

AUCTION GUIDE £100,000



Ref: T463

98 Norfolk Street, Wisbech, Cambridgeshire, PE13 2LD

**FOR SALE BY AUCTION 22nd JUNE 2017 at 7pm
At THE BOATHOUSE BUSINESS CENTRE, WISBECH CAMBRIDGESHIRE PE13 3BH**

Suitable for a range of uses (STPP)

Freehold with Vacant Possession upon Completion

Offices also at Chatteris and March

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Commercial

LOCATION

The property is located on Norfolk Street in the Georgian market town of Wisbech. Locally known as the Capital of the Fens, Wisbech has a population of around 20,000 and is a market town of great character and historical importance. Wisbech lies approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles Norwich. The A47 Trunk road between Norwich and Leicester passes around the southern and eastern side of Wisbech.

Norfolk Street is the centre of the secondary business area and comprises a cosmopolitan range of convenience and comparison stores together with service industry and food outlets. The majority of occupiers are local businesses.

DESCRIPTION

Ground Floor Retail Area with First and Second Floor Storage Areas. Suitable for a range of uses (STPC).

ACCOMMODATION

GROUND FLOOR

TOTAL RETAIL AREA: 9.3m x 4.8m (44.6m²)

STORE ROOM 1: 2.8m x 3.6m

STORE ROOM 2: 3.2m x 4.4m (max)

STORE ROOM 3: 3.8m x 2.0m

KITCHEN: 2.3m x 2.4m

TOTAL ANCILLARY SPACE: 70.5m²

REAR ACCESS to property from West Street.

FIRST FLOOR

STORE ROOM 1: 4.6m x 5.25m

STORE ROOM 2: 4.1m x 3.1m

STORE ROOM 3: 4.8m x 5.3m

STORE ROOM 4: 4.0m x 2.4m

WC

TOTAL SPACE: 65.3m²

SECOND FLOOR

ATTIC STORAGE: 3.5m x 9.75m (31.6m²)

SERVICES

It is understood that the property is connected to mains water, drainage and electricity.

RATES

Rateable Value 2017 draft valuation: £7,800

Estimated Business Rates 2017: £3,642.

Interested parties are advised to check with the Local Rating Authority (Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ Tel 01354 654321) as to the current rates liability.

VIEWINGS

Strictly by appointment with the agent, Maxey Grounds & Co.

PLANNING

The current use of the property falls within Use Class A1 (Shops) as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended).

METHOD OF SALE

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Vendors Solicitors : Fraser Dawbarns LLP (FAO Mrs J Rushmer)

1-3 York Row, Wisbech, Cambridgeshire PE13 1EA Tel 01945 461456

The sale will be with completion on 20th July 2017. 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

DIRECTIONS

From our Wisbech office proceed north along Nene Quay. At the Freedom Bridge roundabout take the fourth exit, Churchill Road (A1101). Follow the dual carriageway through the traffic lights. At the second set of traffic lights turn right into Stermyn Street and then follow round to the left. Where the road bends to the right after the pedestrian crossing go straight on into Norfolk Street where the property can be found on the right hand side.

EPC RATING C

PARTICULARS PREPARED 24th April 2017



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Offices also at Chatteris and March

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Residential Sales

Auction guide price

£250,000-

£275,000



Ref: F711

**Scotts Field Nursery, Hall Road, Outwell,
Wisbech, Cambridgeshire, PE14 8PE**

FORMER NURSERY FOR SALE BY AUCTION: A detached double fronted house with various outbuildings and land extending to approximately 6 acres. In need of full refurbishment and modernisation with development potential (STPP)

**AUCTION 22ND JUNE 2017 AT 7PM AT THE
BOATHOUSE BUSINESS CENTRE, WISBECH PE13 3BH**





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Residential Sales

DESCRIPTION A double fronted property built in 1913 with approximately 6 acres of land and various outbuildings formerly used as a nursery. The property is in need of complete refurbishment and modernisation with potential for redevelopment (STPP). The whole is outlined in red on the attached plan

DINING ROOM 12' 9" x 11' 3" (3.89m x 3.45m)

KITCHEN 10' 0" x 8' 10" (3.07m x 2.71m)
Stainless steel sink, range of wall and base units and space for hob and fridge

LIVING ROOM 16' 6" x 16' 7" (5.04m x 5.06m) max 3.76m x 3.69m min with bay window in addition

BOILER ROOM 7' 2" x 9' 7" (2.2m x 2.94m)
Leading to

COAL STORE used for storage, **OUTSIDE WC** and **FORMER OFFICE** 7' 2" x 9' 7" (2.2m x 2.94m)

Stairs to first floor:

BATHROOM 8' 9" x 8' 11" (2.69m x 2.73m)
With 3-piece suite and airing cupboard

BEDROOM 1 12' 3" x 11' 2" (3.75m x 3.41m)

BEDROOM 2 12' 5" x 13' 1" (3.8m x 4m)

OUTBUILDINGS Garage, 2 former pig sheds, a cart shed and a cold store formerly used as a shop. There is also a metal frame for a polytunnel. The outbuildings are all in a state of disrepair and dilapidation. Care should be taken when viewing the property which prospective purchasers do at their own risk

LAND The land to the rear measuring approx. 3.6 acres is subject to a holdover until the end of October 2017 to allow the current tenant to remove the pumpkin crop currently on the land

The land fronting Hall Road measuring approx. 2.1 acres will also be subject to a holdover for the current tenant. The tenant has signed a declaration that they will vacate the land by the end of October 2017

The house and yard measure approx. 0.5 acres

The land is classified as Grade 1 Agricultural land and is suitable for a range of crops

The tenant has surrendered his tenancy on the land which is documented in the legal pack. The tenant will have holdover on the land till the end of October 2017 to harvest the crop. Access to these fields will be necessary until that date.

SERVICES The house has oil fired central heating and non-mains drainage. Mains water and electric are understood to be available

OUTSIDE Gated gravel driveway to side leading to parking space for a number of cars. Access to rear and side field is through the yard

The tenant of the land will have access through the yard until the end of October 2017

RATES The property has not previously been liable for business rates. Interested parties are advised to check with the Local Rating Authority (Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX) as to the current rates liability

Drainage rates are payable to the King's Lynn Internal Drainage Board. The rateable value is £756 and the current annual charge is £58.38

DIRECTIONS Follow the A1101 out of Wisbech to the Elme Hall roundabout. Take the second exit at the roundabout to continue along the A1101 (Elm High Road). Continue along this road for approximately 3 miles. Turn left onto Hall Road and the property can be found on the left-hand side



MAXEY GROUNDS

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

METHOD OF SALE The property is offered for sale by Public Auction to take place at 7pm on Thursday 22nd June 2017 at The Boathouse Business Centre, 1 Harbour Square, Wisbech, PE13 3BH

The property will be sold as it stands, including any furniture or equipment left at the property

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

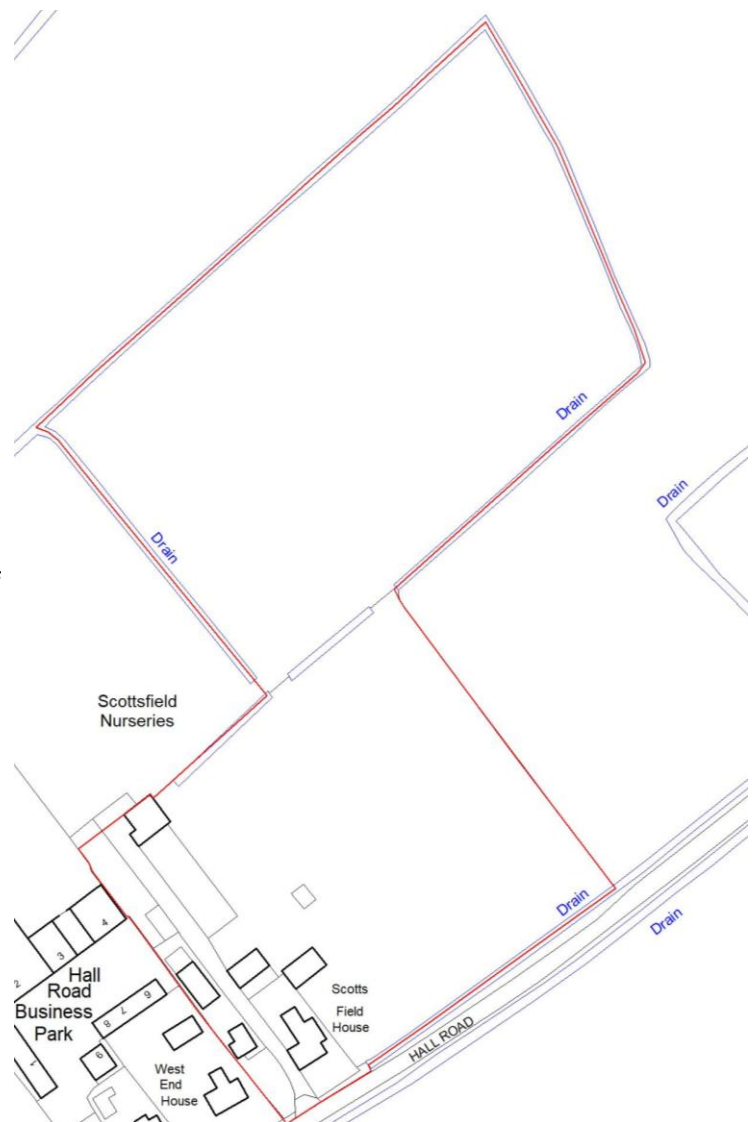
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COUNCIL TAX BAND C

COUNCIL TAX AMOUNT £1,369

EPC RATING F

PARTICULARS PREPARED 9th May 2017
Updated 7th June 2017



Location plan – not to scale for reference only



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Residential Sales



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

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Property Auctions

IMPORTANT PURCHASERS' INFORMATION

The following forms part of the Conditions of Sale

Conditions of Sale

Please note that unless otherwise stated in the Auction Pack, all lots are sold in accordance with the Common Auction Conditions (Edition 3 August 2009) which are available upon request and will be available for inspection at the Auction. Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendor's Solicitor prior to the Auction. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of, and will be attached to, the Sales Memorandum.

Inspection of Properties

Purchasers are assumed to have inspected the properties in which they are interested and to have made all usual pre-contract searches and enquiries and satisfied themselves on the condition and location of the property.

Bidder Registration

Parties interested in bidding for a lot are required to complete a BIDDING REGISTRATION FORM and obtain a BIDDING NUMBER prior to bidding at the Auction. Failure to register may result in the Auctioneer refusing to accept your bid. BUYERS CAN REGISTER DURING THE 7 DAYS PRIOR TO THE AUCTION AT ANY OFFICE OF MAXEY GROUNDS & CO LLP, OR FROM 6.30pm ON THE NIGHT OF THE AUCTION.

Binding Contract

The successful bidder is bound under Contract as soon as the Auctioneer's gavel falls on the final bid and will be required to pay the deposit and sign and exchange the Sales Memorandum prior to leaving the saleroom.

Payment of Deposit

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price by cheque prior to leaving the saleroom. Please note, we do not have the facility to take card payments.

Withdrawal of Lots

The Auctioneers reserve the right to withdraw any of the Lots prior to the Auction (see Common Auction Conditions) and therefore prospective Purchasers are advised to check with the Auctioneers the day before the sale to ensure the availability of Lots.

Legal Documents

The Auctioneers shall endeavour to have copies of title documents, leases, licences, etc available for inspection at their offices or in the saleroom. Prospective Purchasers wishing to inspect such documents should check the availability with the Auctioneers. Purchasers will be required to reimburse the Vendor the cost of searches, the sum of which will be announced prior to the sale.

Guide Prices & Reserves

Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at Auction. Prospective Purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the Auction. The reserve price for each of the lots may exceed the quoted guide price.

Plans, Measurements & Photographs

All plans, measurements and photographs included in this catalogue are provided for identification purposes only and to assist prospective Purchasers in identifying the location of the property. Site measurements may have been scaled from the original plans and therefore should be assumed to be only approximate. Prospective Purchasers should make their own investigations and site inspections and satisfy themselves on the accuracy of all measurements. All plans, measurements and photographs included in the catalogue or disclosed by the Auctioneers (either verbally or in writing) are expressly excluded from the contract of sale.

BUYERS WILL BE BOUND UNDER CONTRACT ON THE FALL OF THE AUCTIONEER'S GAVEL AND IT IS ADVISED THAT A PRUDENT PURCHASER WILL TAKE PROFESSIONAL ADVICE FROM A SOLICITOR AND, IN APPROPRIATE CASES, A CHARTERED SURVEYOR AND AN ACCOUNTANT.

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



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Property Auctions

Money Laundering Regulations

Please note that any person buying or bidding at auction MUST produce documentation to confirm their name and residential address. Please find below a schedule of acceptable documentation.

You must provide one document from each list:

Identity documents

- Current signed passport
- Current UK Photo card driving licence
- Current full driving licence (old version) (Provisional Driving Licence will not be accepted)
- Resident permit issued by the Home Office to EU Nationals
- Firearms Certificate

Evidence of address

- Current full UK driving licence (old version) (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last three months
- Local authority tax bill (current year)
- Bank, building society or credit union statement
- Most recent mortgage statement from a UK lender

Directions to the venue

From our Wisbech office proceed north along Nene Quay. At the Freedom Bridge roundabout take the second exit onto Bedford Street. Turn right and then follow round to the left onto Chase Street and then left onto Silver Street. Public parking for The Boathouse Business Centre can be found on the left hand side. When leaving exit via Silver Street turning right onto Chase Street and then first left across to De Havilland Road, turning right and proceeding to the junction with Lynn Road.



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Property Auctions

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