



MAXEY
GROUNDS

Property Auction

Thursday 7th June 2018
Commencing at 7.00pm

Wisbech office

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

March office

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



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Property Auction

Thursday 7th June 2018
Commencing at 7.00pm

Lady Alice Lambton Room, 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: 85 Church Drove, Outwell, Cambridgeshire PE14 8RP

LOT 2 Residential: The Laurels, Bunkers Hill, Wisbech St Mary, Wisbech, Cambridgeshire PE13 4SQ

LOT 3 Agricultural: Land at Wood Street, Doddington, March, Cambridgeshire PE15 0SA

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Residential Sales

Guide Price:

£160,000 - £180,000



Ref: H1676

**85 Church Drove, Outwell, Wisbech,
Cambridgeshire, PE14 8RP**

For Sale by Auction Detached 3 Bedroom Bungalow with additional land to the rear, totalling 1.55 acres STMS

The bungalow is of non-traditional construction (prefabricated with block extension to the rear) and sits on a wide plot with approximately 24m frontage onto Church Drove. The plot is situated in the development boundary of Outwell. Development Overage Covenant to the rear paddock only

AUCTION: 7th JUNE 2018 at 7 pm AT THE BOATHOUSE BUSINESS CENTRE, WISBECH, CAMBRIDGESHIRE PE13 3BH





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Residential Sales

ENTRANCE HALL Part glazed front door with glazed side panel. Radiator. Storage cupboards housing hot water tank. Access to loft. Telephone point

LIVING ROOM 11' 2" x 20' 3" (3.41m x 6.19m) Windows to front and side. Fireplace with brick surround. Radiator. Pendant lights

DINING ROOM 12' 1" x 9' 11" (3.69m x 3.03m) with patio doors to rear patio. Radiator. Pendant light fitting

KITCHEN 15' 6" x 10' 5" (4.73m x 3.2m) door from entrance hall. Range of wall and base units. Stainless steel sink with drainer and mixer tap over. Tiled floor. Plumbing for washing machine. Space for cooker and fridge freezer. Stable door to rear patio

MASTER BEDROOM 11' 0" x 13' 6" (3.37m x 4.14m) Window to front. Radiator. Pendant light fitting

BEDROOM 2 15' 5" x 8' 5" (4.7m x 2.58m) Window to rear. Radiator. Pendant light fitting

BEDROOM 3 9' 0" x 13' 7" (2.75m x 4.15m) Window to front. Radiator. Pendant light fitting

BATHROOM 5' 9" x 11' 8" (1.77m x 3.57m) Fully tiled with shower cubicle, panelled bath, pedestal sink. Obscured glass window to rear. Radiator. Wall and floor vanity unit. Ceiling light

WC 7' 3" x 2' 11" (2.23m x 0.91m) Obscured glass window to side. Low level WC. Pendant light fitting

OUTSIDE

The bungalow sits on approximately 0.25 Acres (STMS) with lawn to front with borders and shrubs. Side driveway with parking for a number of cars. Immediate lawned and gravelled rear garden with raised patio, 2 sheds, with drive to side and large hedge surrounding. 1.3 Acre (STMS) paddock outlined blue on the attached plan with a range of outbuildings

OVERAGE CLAUSE

A development overage covenant has been placed on the rear land OUTLINED BLUE on the attached plan, reserving the vendors 50% of any additional value resulting from Planning Consent or Permitted Development for any additional residential units for 25 years from completion of the sale. Planning for equestrian use, domestic outbuilding/s or garden however will not trigger the overage clause. This overage clause does not cover the land OUTLINED RED on the attached plan

SERVICES

Mains water and electricity. Drainage - Non mains. Central heating via back boiler behind fireplace. Prospective purchasers are advised to make the relevant enquiries with the necessary utility companies prior to exchange and completion



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Residential Sales

METHOD OF SALE

The property is offered for sale by Public Auction to take place at 7pm on Thursday 7th June 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 take place 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.

VIEWING

Strictly by appointment with the Sole Agents
Maxey Grounds & Co LLP

POSSESSION

Vacant possession upon completion of the purchase

DIRECTIONS

Take the A1101 south dual carriageway (Churchill Road) out of Wisbech and follow the signs to Outwell. On entering the village proceed past Bloom & Wake's garage and continue straight on over the mini roundabout. At the next bridge (look for the Church) turn right and second left into Church Drove. Proceed for approx. half a mile and the bungalow can be found on the left

COUNCIL TAX BAND B

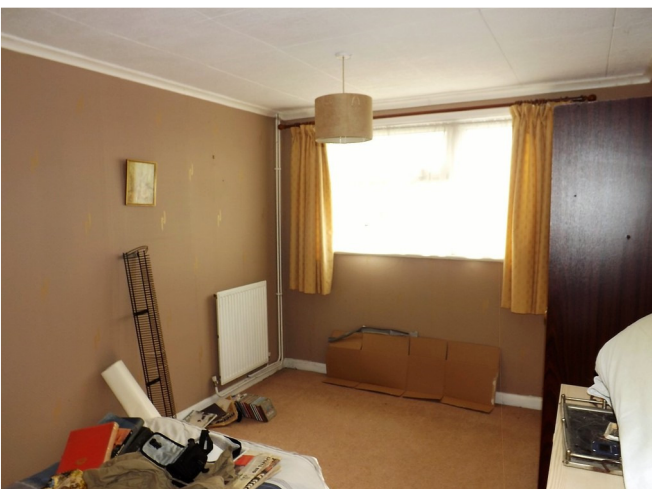
COUNCIL TAX AMOUNT £1,322

EPC RATING TBA

PARTICULARS PREPARED 10th May 2018



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Residential Sales



Not to Scale – For Illustrative Purposes Only



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Residential Sales

Guide Price:

£140,000 - £160,000



Ref: C1847

The Laurels, Bunkers Hill, Wisbech St Mary, Wisbech, Cambridgeshire PE13 4SQ

For Sale by Auction A detached cottage situated on a large plot of approximately a third of an acre STMS. In need of full refurbishment and modernisation or suitable for redevelopment subject to any necessary planning consent.

The property is being sold WITHOUT an overage clause.

**AUCTION: 7th JUNE 2018 at 7 pm AT THE BOATHOUSE
BUSINESS CENTRE, WISBECH, CAMBRIDGESHIRE
PE13 3BH.**

Offices at March and Wisbech



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Residential Sales

ENTRANCE PORCH Part glazed front door with glazed side panels.

3' 5" x 3' 7" (1.05m x 1.11m)

LIVING ROOM 11'3" x 15' max, 13'4" min (3.43m x 4.57m max 4.09m min). Electric storage heater. Open fire.

Stairs to First Floor and Door to

KITCHEN 6' 11" x 10' 9" (2.13m x 3.28m) Stainless steel sink with drainer and mixer tap over. Work surface and under sink cupboards.

Door to Dining Room and Shower Room

DINING ROOM 8'6" x 19' max, 17'9" min (2.63m x 5.79m max, 5.46m min) Electric storage heater. Open fire (not in use). Door to Conservatory

CONSERVATORY 10' 2" x 5' 8" (3.1m x 1.73m) with doors to Front and Rear Garden

SHOWER ROOM off kitchen. Low level WC, hand basin and wet room style shower

LANDING with electric storage heater and loft access

MASTER BEDROOM 14'9" x 11'2" max, 8'2" min (4.54m x 3.40m max, 2.50m min) Electric storage heater. Open fire.

BEDROOM 2 10' 9" x 7' 0" (3.3m x 2.15m)

WC Low level WC and hand basin. Airing cupboard with water tank

VIEWING Strictly by appointment with the Sole Agents Maxey Grounds & Co

OUTSIDE The property sits on approximately 0.37 Acres (STMS) with lawn to front and rear with borders and shrubs. Driveway and off-road parking to the rear, accessed by side road. Range of sheds and timber car port.

SERVICES Mains water and electricity. Drainage is non-mains. Electric storage heaters and open fires. Prospective purchasers are advised to make the relevant enquiries with the necessary utility companies prior to exchange and completion

METHOD OF SALE The property is offered for sale by Public Auction to take place at 7pm on Thursday 7th June 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 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

POSSESSION Vacant possession upon completion of the purchase

DIRECTIONS From the town centre proceed down North Brink and follow the signs to Wisbech St Mary. Carry on through the village and follow the road towards Tholomas Drove. The property can be found on the right-hand side, on Bunkers Hill, just by the bus stop.

COUNCIL TAX BAND A

COUNCIL TAX AMOUNT £1,217

EPC RATING BAND TBA

PARTICULARS PREPARED 15th May 2018

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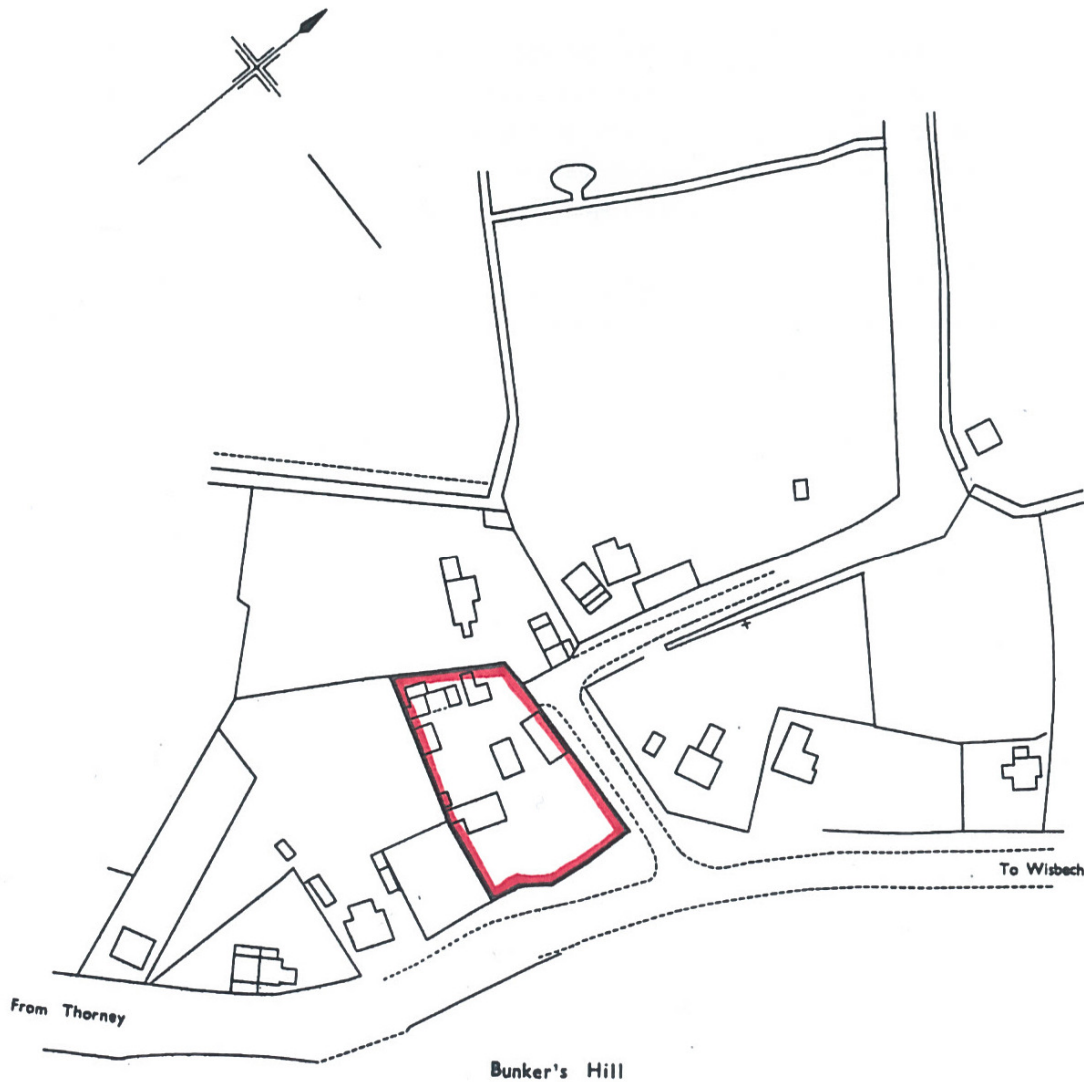


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Residential Sales



Not to scale – for reference only



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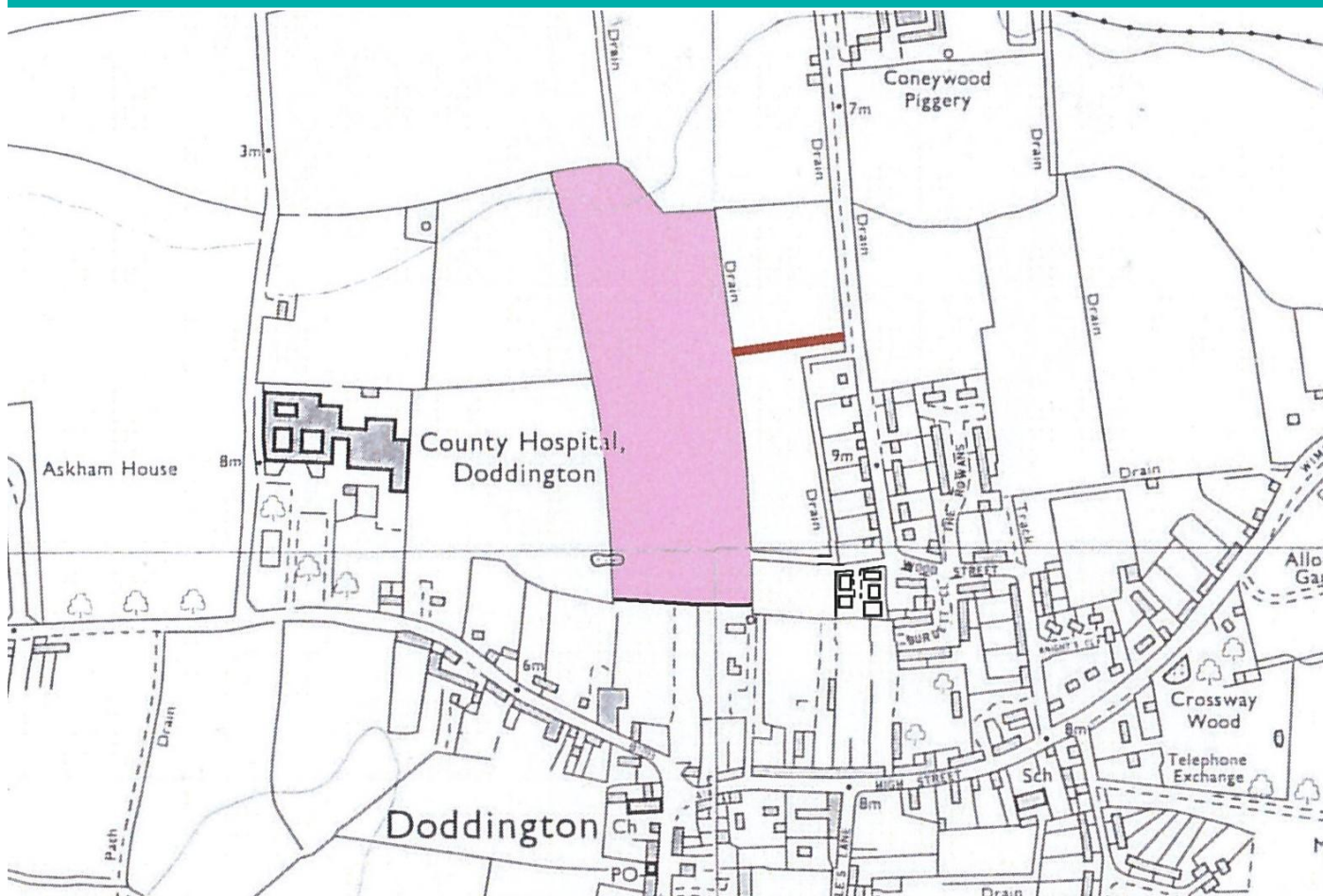
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01354 602030

Agricultural

Guide Price

£70,000 - £80,000



Ref: 17107

Land at Wood Street, Doddington, March, Cambridgeshire PE15 0SA

- Single Parcel of Arable Land
- Approximately 15.05 Acres (6.09 Hectares) (more or less)
- No Overage Clause
- Subject to Agricultural Holdings Act 1986 Tenancy
- Located on Edge of Village
- For Sale by Public Auction at 19:00hrs on 7th June 2018 at
The Boathouse Business Centre, 1 Harbour Square, Wisbech PE13 3BH



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Agricultural

SITUATION

The land is situated off Wood Street on the northern edge of the Village of Doddington.

THE LAND

A single parcel of arable land subject to an Agricultural Holdings Act 1986 Tenancy, extending, in total, to approximately 15.05 Acres (6.09 Hectares) (more or less), coloured pink on the attached plan and numbered TL4091 0819. The land is accessed from Wood Street via a right of way.

POSSESSION

The land is let to Mr Andrew J Morton on an Agricultural Holdings Act 1986 Tenancy, dated 11th August 1994. A copy of the Tenancy Agreement can be obtained from the Agent.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade 3 on the Agricultural Land Classification Map of England and Wales Sheet 135. The soil is shown on the Soil Survey of England & Wales (Sheet 4 - Soils of Eastern England) as belonging to the Denchworth Soil Association which is deemed suitable for winter cereals and grassland.

METHOD OF SALE

The property is offered For Sale at a Guide Price of £70,000 - £80,000 by Public Auction at 19:00hrs on 7th June 2018 at The Boathouse Business Centre, 1 Harbour Square, Wisbech 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.

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. All prospective Purchasers are deemed to have inspected the same.

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. The sale will complete 28 days later. Prospective purchasers are therefore strongly advised to make their financial arrangements **before** attending the Auction.

NITRATE VULNERABLE ZONE

The land lies within a Nitrate Vulnerable Zone.



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BASIC PAYMENT SCHEME

All Entitlements under the Basic Payment Scheme belong to the Tenant and are **not** included in the sale.

SERVICES

There are no services connected to the land.

RIGHTS OF WAY AND EASEMENTS

The land is offered for sale with the benefit of, and subject to, all rights of way, water and other rights and to all the easements and wayleaves for electric cables, wires, pylons, stays and transformers (if any) also all telephone poles and wires at present erected on or passing over or under the land and to all agreements or pending arrangements in regard, thereto.

The land is for sale with the benefit of a 10-metre-wide right of way from Wood Street, coloured brown on the attached plan for identification purposes.

There is an easement relating to an underground sewer pipe which crosses the land, also a wayleave in respect of electricity poles.

There is a public footpath running along the western boundary of the land.

OVERAGE CLAUSE

The land is for sale with **no overage clause**.

DRAINAGE RATES

We are informed by the Middle Level Commissioners that the land lies within the highland catchment area and is not subject to drainage rates.

MINERAL RIGHTS

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

BOUNDARIES

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

VIEWING

Interested parties may view at their own risk, during daylight hours, with a set of Particulars in hand. Care must be taken not to damage the Tenant's crops.

PARTICULARS AMENDED 18th May 2018



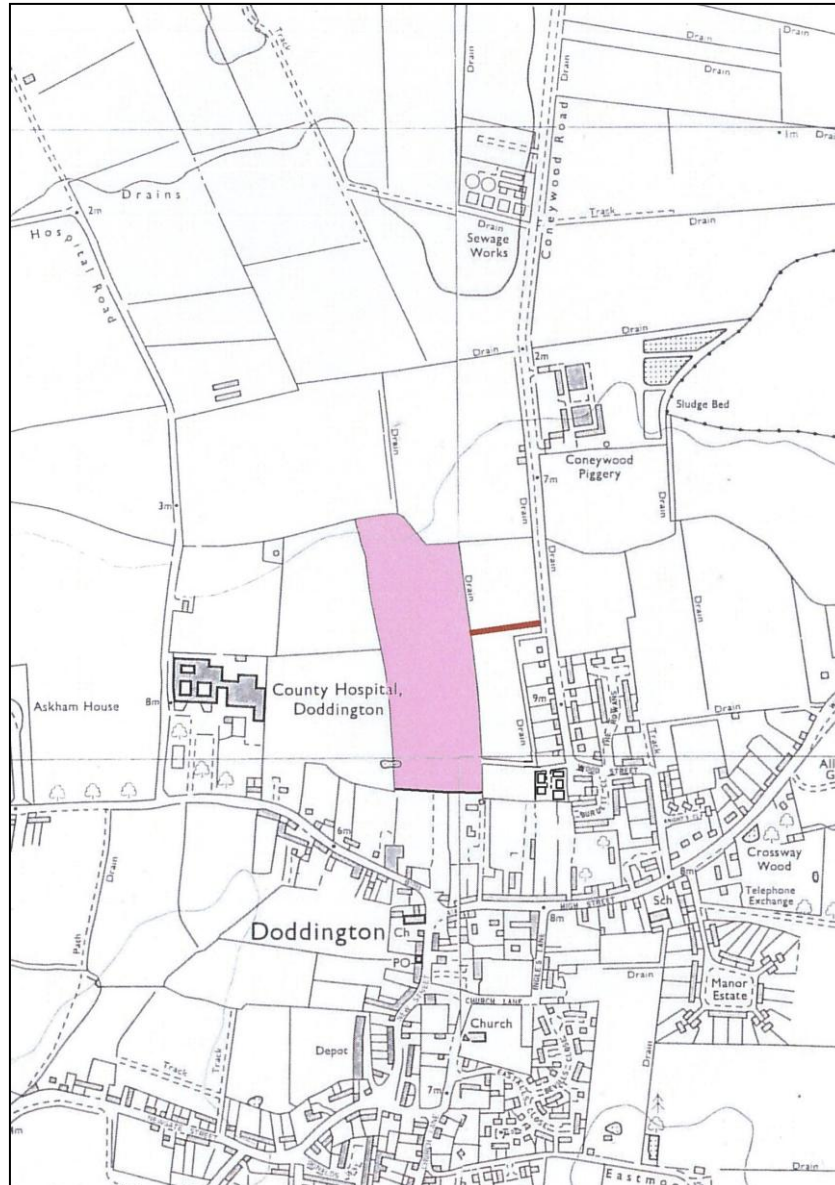
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Agricultural

Plan is for identification purposes only and is not to scale.



AMC

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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, licenses, 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.

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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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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 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

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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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