



MAXEY GROUNDS

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Development

£50,000



Ref: 23084E

Land South of St Leonard's Cemetery, Gorefield Road, Leverington, Wisbech, Cambridgeshire PE13 5AS

A rare opportunity to acquire 0.192 Hectare (0.474 Acre) Subject to Measured Survey of Strategic land with potential for a number of uses (STP). The land is pleasantly located within the Parish of Leverington. The land lies adjacent to residential development and adjoins leisure usage.





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LOCATION AND ACCESS The land is located south of St Leonard's Cemetery on the southern side of Gorefield Road, Leverington. Access will be via a Right of Way over the land to the east, leading from Church Road, Leverington.

DESCRIPTION A single parcel of land extending in total to 0.192 Hectare (0.474 Acre) Subject to Measured Survey.

PLANNING The land has previously benefitted from Planning Consent as part of larger schemes. A full planning history is available to interested parties.
The land lies within the Conservation Area for Leverington.

POSSESSION The land is offered For Sale Freehold, with vacant possession upon completion of the purchase.

BOUNDARIES The plan is for illustrative purposes only. The Buyer will be deemed to have full knowledge of all boundaries.

TREES A number of the trees on the land are subject to Tree Preservation Orders. A full scheme of tree clearance and pruning has been agreed with Fenland District Council and is available upon request.

DEVELOPMENT UPLIFT CLAUSE The land will be sold subject to a Development Uplift Clause whereby 50% of any increase in value as a result of a planning consent will be reserved by the Seller for a period of 25 years.

ACCESS RIGHTS A verbal agreement in principle has been reached with the adjacent landowner to provide access via a Right of Way over the area shaded brown on the plan. The Buyer will be responsible for such payments as are required in respect of this Right of Way.

VIEWINGS Strictly by appointment with the selling Agent. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Cultivated or uncultivated land is, by its nature, likely to be uneven with possible trip hazards. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the land and parties do so entirely at their own risk.

METHOD OF SALE The land is offered For Sale by Private Treaty.

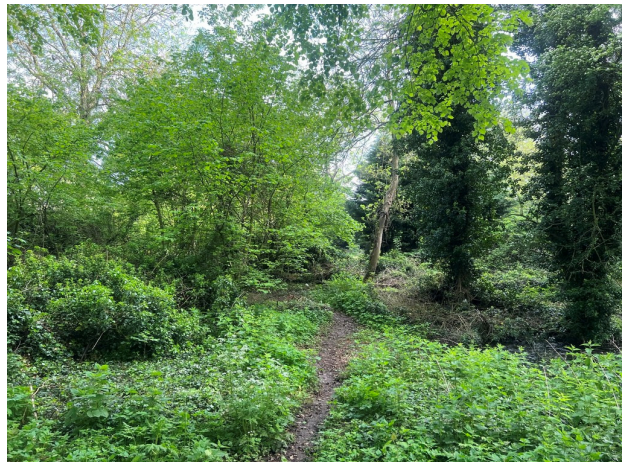
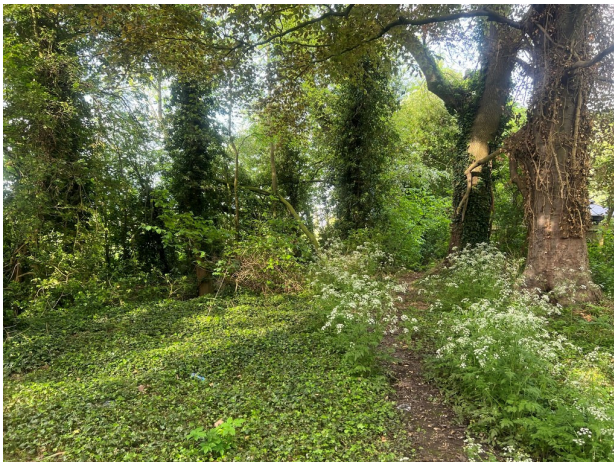
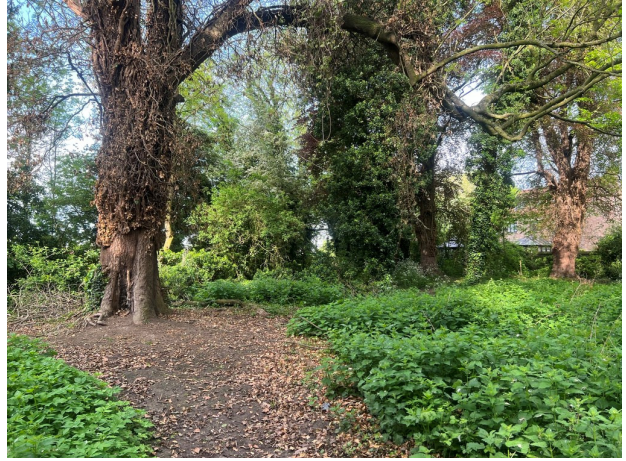
FURTHER INFORMATION Is available from our Wisbech Professional office. Please ask for Alan Faulkner

DIRECTIONS From the town centre proceed over Freedom Bridge and follow the A1101 signed Sleaford/Long Sutton. At the traffic lights on Leverington Road bear left onto Dowgate Road (B1169). Follow on around the bends and just after The Still turn right onto Church Road. Follow the road all the way through the village and past the play ground. Just after the school bear round to the left onto Gorefield Road. The land can be found beyond the cemetery on the left hand side, opposite the church.
what3words: ///frightens.immune.hurtles

PARTICULARS PREPARED 16th May 2023



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