



MAXEY
GROUNDS

auctions@maxeygrounds.co.uk

01354 602030

Agricultural

LOT 1



Ref: 22086

Land at London Road, Chatteris, Cambridgeshire PE16 6SH

- Parcel of Land Approximately **9.08 Acres** (3.67 Hectares) for investment
- Subject to an Agricultural Holdings Act (1986) Tenancy
- For sale by Auction on Wednesday 28th June 2023 at The Oliver Cromwell Hotel, High Street, March, Cambridgeshire PE15 9LH and livestreamed
- Guide Price of £70,000 - £80,000



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Agricultural DESCRIPTION

An established grass field for investment, subject to an existing tenancy, extending to approximately **9.08 Acres** (3.67 Hectares). The land is bounded by Stocking Drove to the west and London Road (B1050) to the North. The land being sold is registered under Title Number CB438206.

It is numbered part 1433 on the 1926 Edition of the Ordnance Survey map.

The land is shown as Grade 2 on the Agricultural Land Classification Map of England and Wales (Sheet 134).

It is described as belonging to the Waterstock soil association.

ACCESS

The land is accessed from London Road.

SERVICES

Water is believed to be connected to the field.

POSSESSION

The land is offered For Sale subject to an Agricultural Holdings Act 1986 tenancy. Further details are set out in the auction pack.

BPS

Entitlements under the Basic Payment Scheme belong to the tenant and are **NOT** included in the sale.

OUTGOINGS

The land falls within the highland catchment area and it is understood it is not subject to drainage rates but prospective purchasers must satisfy themselves regarding this.

OVERAGE CLAUSE

The land is sold subject to an overage clause, retaining 40% of any increased value due to the granting of planning permission for residential or commercial use for a period of 30 years. This clause is not intended to be triggered by a single stable for domestic use.

Prospective Purchasers are advised to consult the legal pack regarding the details of the 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.

There are overhead lines crossing the land and poles in the field.

There is a Tree Preservation Order dated 4th October 1963 covering several of the trees on the property, at that time. Details are set out in the auction pack.

BOUNDARIES

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



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METHOD OF SALE

The property is offered For Sale by public auction on Wednesday 28th June 2023, commencing at 7pm at The Oliver Cromwell Hotel, High Street, March, Cambridgeshire PE15 9LH. The Guide Price is £70,000 - £80,000. Online bidding will also be available at:

<https://www.eigpropertyauctions.co.uk/live-stream/auction/maxey-grounds> with registration and a deposit needing to be lodged in advance.

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 or their Solicitors.

Prospective purchasers are deemed to have inspected the auction pack and be aware of its contents prior to bidding for the property.

The sale will be with completion within 28 days of the auction date. At the fall of the hammer contracts will unconditionally exchange and the successful Purchaser will be required to pay by cheque or by BACS transfer 10% of the purchase price with the balance upon completion.

The Purchaser will also be required to reimburse the Vendor for the cost of searches together with an administration fee of £250 plus VAT. Prospective purchasers are therefore strongly advised to make their financial arrangement BEFORE the auction.

Vendors Solicitor: Bowers Solicitors, 15 South Brink, Wisbech Cambridgeshire PE13 1JL

Telephone: 01945 583194

VIEWINGS

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

There are livestock in the field and those wishing to enter the field **MUST** make an appointment with the Agent.

FOR FURTHER INFORMATION

If you have any queries, please call our March Professional Office on 01354 602030 and ask for Juliet Stephens or Shirley Pollard.

PARTICULARS PREPARED

26th May 2023

PARTICULARS AMENDED

19th June 2023

Photographs taken June 2022.

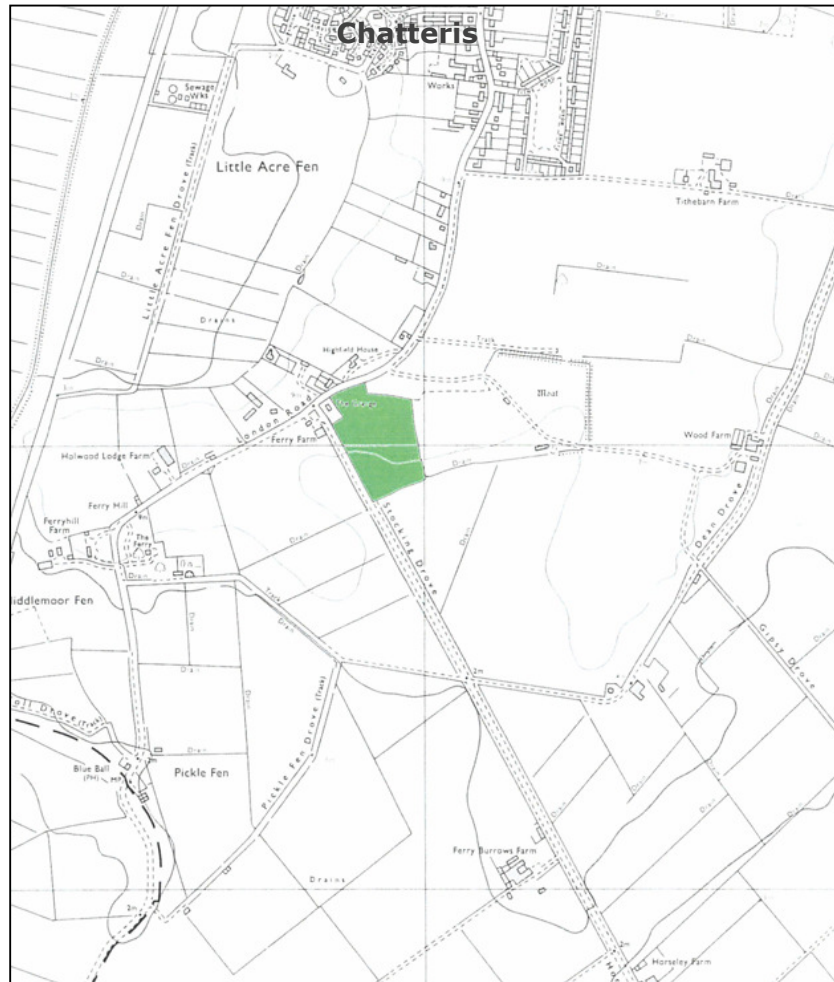


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This plan is for identification purposes only.



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.