



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

LOT 1

GUIDE PRICE

£50,000 - £60,000



Ref: 23151

**Land at Chain Bridge, Elm Road, March,  
Cambridgeshire PE15 0BG**

- Parcel of Amenity Land approximately 3.71 acres (1.503 hectares)
- Adjacent to Twenty Foot River
- Established woodland and pasture
- No overage clause
- Vacant possession on completion
- For sale by Online Auction on Thursday, 7<sup>th</sup> December 2023
- Guide price £50,000-£60,000



Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)



# MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

## Agricultural

### DESCRIPTION

A parcel of land on the outskirts of March extending to 3.71 acres (1.503 hectares) (more or less), fronting Elm Road, at Chain Bridge. The land is unregistered but an application for first registration has recently been submitted to Land Registry.

The land has an extensive boundary with the Twenty Foot River. Approximately one and a half acres of the land was planted with mixed woodland in 2009 under the Woodland Trust MOREwoods Project. This was a 10 year commitment which has now expired. A copy of the original agreement is included within the auction pack. The remainder of the land has been cut for hay in the past.

**IMPORTANT NOTE:** The land is sold without an Overage Clause.

### LAND AND SOIL CLASSIFICATION

The land is classified as Grade 1 on the Agricultural Land Classification Map of England and Wales. The soil is of the Dowels series.

### POSSESSION

Vacant Possession will be given upon completion of the purchase, fixed for 19<sup>th</sup> December 2023.

### BASIC PAYMENT SCHEME/STEWARDSHIP

It is understood that the land has not been registered with the Rural Payments Agency and no claims have been submitted. The land is also not entered into any Stewardship Schemes.

### OUTGOINGS

Drainage rates are payable to the Middle Level Commissioners and March Fifth District Drainage Commissioners.

The amounts for the year ending 31<sup>st</sup> March 2024 are set out below for guidance only:

Middle Level Commissioners - £41.18

March Fifth Drainage Commissioners - £8.91

### SPORTING RIGHTS & MINERAL RIGHTS

These are included in the sale as far as they are owned.

### RIGHTS OF EASEMENT

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.

This land is subject to a bylaw in accordance with the Land Drainage Act 1991. This controls the activities permitted within a 20 metre width in order to allow for periodic maintenance work of the Twenty Foot River.

There is a sparse hedge along the boundary of the property, with Elm Road. If future dredging works are required, Notice will be given under the Land Drainage Act 1991 and access will be needed through the hedge. We are advised that there are no immediate plans for any works. For further details, please refer to the website of the Middle Level Commissioners.

### FISHING AND MOORING

The fishing rights belong to the Middle Level Commissioners and it is understood that these are let periodically and they are currently let to March Angling Club.



# MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

## Agricultural

There are currently no mooring rights at this location. If moorings were to be applied for, they would need consent of the Middle Level Commissioners and a formal Bylaw Consent. Prospective purchasers wishing to discuss this further should contact the Middle Level Commissioners.

## 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.

## METHOD OF SALE

The property is offered For Sale Freehold with Vacant Possession, in as seen condition, by Public Auction at a Guide Price of £50,000 - £60,000. The Auction will take place online on Thursday, 7<sup>th</sup> December 2023 and will be held on our online Auction platform. Bidding will be available between 12.00 noon and 7.00pm and prior registration will be required. Further details are available from the Agent.

The Auction Information and Legal Pack will be available for inspection during the 14 days prior to the Auction on the online platform. At the fall of the hammer, Contracts will unconditionally exchange with completion on 19<sup>th</sup> December 2023 or earlier by arrangement. The successful Purchaser will be required to pay 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 £300 including VAT.

## LEGAL COSTS

The successful Purchaser will be responsible for reimbursing the cost of searches in addition to their own legal fees.

## VIEWINGS

Interested parties may view the land from Elm Road at their own risk at any reasonable hour, with a copy of these Particulars in hand.

There is a locked gate onto Elm Road and those wishing to walk the land are requested to make an appointment with Maxey Grounds & Co. Telephone number 01354 602030.

## FOR FURTHER INFORMATION

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

## PARTICULARS PREPARED

October 2023.



# MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

**Agricultural**



For identification only. Not to scale.

**AMC**

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.

Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)