



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

**£56,000 Each Lot**



Ref: 23200E

**Land North of Seadyke Bank, Wisbech St. Mary, Wisbech, Cambridgeshire PE13 4SD**

A parcel of land which has been divided into four individual lots, each of approximately 860m<sup>2</sup> (STMS), located between Murrow and Wisbech St Mary. The land is adjacent to residential development and is being sold **without** a Development Uplift Clause.





# MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

## Agricultural

**LOCATION AND ACCESS** The land lies north of Seadyke Bank, Wisbech St Mary and is accessible from the adopted highway.

**DESCRIPTION** Four plots of land, each approximately 860m<sup>2</sup> Subject to Measured Survey. Each lot:

Frontage 20.5m

Maximum Depth 42.0m

These measurements are approximate, and the land is sold as fenced on site.

**PLANNING** There are currently no planning applications associated with the land. The land abuts residential properties to the west and planning has recently been granted on land to the east of the land by Fenland District Council under Reference F/YR22/0338/F.

**POSSESSION** The land is offered For Sale Freehold with Vacant Possession upon completion of the purchase.

**BOUNDARIES** The Buyer will be deemed to have full knowledge of all boundaries.

**INTERNAL DRAINAGE BOARD BYELAW** The northern boundary of the land abuts the Little Seadyke Drain which is administered by the North Level Internal Drainage Board. There is a byelaw in their favour which extends for a width of 9m from the dyke brink.

**METHOD OF SALE** The land is offered For Sale by Private Treaty as a Whole or in four lots.

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

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY** 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 this Brochure. There is an electricity pole on the land.

**VIEWINGS** Strictly by Appointment with the Agent. For further details contact Alan Faulkner. 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.

**DIRECTIONS** Take the A1101 out of Wisbech signed Long Sutton and Sleaford and at the traffic lights on Leverington Road turn left and follow the signs for Leverington and Parson Drove. At the end of Leverington Common at Bellamys Bridge drive straight over the junction towards Murrow and the land can be found on the right hand side just past the fishing lakes. What3Words: ///answers.tucked.revamping

**PARTICULARS PREPARED** 3<sup>rd</sup> January 2024

