



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

£25,000



Ref: 24052E

Land off Elm High Road, Emneth, Wisbech, Cambridgeshire PE14 0DW

A rare opportunity to acquire 0.68 Hectare (1.69 Acre) (STMS) of amenity land with potential for a number of uses (STP) on the south side of Elm High Road, Emneth. The land lies adjacent to residential development and is mainly regenerative grass. The land is offered For Sale **without** a Development Uplift Clause.





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LOCATION AND ACCESS The land is located on the south side of Elm High Road, Emneth. Access is via a right of way over the unmade track (for illustrative purposes shown shaded green on the plan) leading from Elm High Road which is an adopted highway.

DESCRIPTION A single parcel of land, mainly grass, extending in total to 0.68 Hectare (1.69 Acres) (Subject to Measured Survey). It is understood that the outgoing Tenant intends to plough the land prior to vacating.

PLANNING There are currently no planning applications associated with the land. The land is immediately adjacent to residential development. The land is offered For Sale without a Development Uplift Clause.

LAND AND SOIL CLASSIFICATION The land is classified as Grade 1 on the Agricultural Land Classification Map of England and Wales - Sheet 124.

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

SPORTING RIGHTS Sporting rights insofar as they are owned and capable of being transferred are included in the sale.

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

OUTGOINGS The land falls within the boundaries of the King's Lynn Internal Drainage Board which is administered by the Water Management Alliance. Interested parties are advised to make their own enquiries of the Water Management Alliance at Pierpoint House, 28 Horsley's Fields, King's Lynn, Norfolk PE30 5DD Tel: 01553 819600 info@wlma.org.uk

MINERAL RIGHTS The minerals, insofar as they are owned and capable of transfer, are included in the sale.

PLANS AND AREAS These details have been prepared as accurately as possible, based upon Ordnance Survey plans. The plan has been prepared for Identification Purposes only and, although believed to be correct, their accuracy is not guaranteed. The area has been taken from a combination of the Land Registry and the Ordnance Survey online mapping system.

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 these details.

METHOD OF SALE The land is offered For Sale Freehold by Private Treaty with vacant possession upon completion.

VIEWING For an appointment to view please apply to the 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.

DIRECTIONS From the centre of Wisbech head south along the Churchill Road dual carriageway (A1101). Continue straight onto Elm High Road (A1101). At the roundabout junction with the A47 continue straight on (2nd exit) and continue following Elm High Road (A1101). Follow the road round to the left and the access roadway can be found on the right hand side after the last house on the right.

What3Words: ///waking.rift.washing - Junction of A1101 and Access Roadway

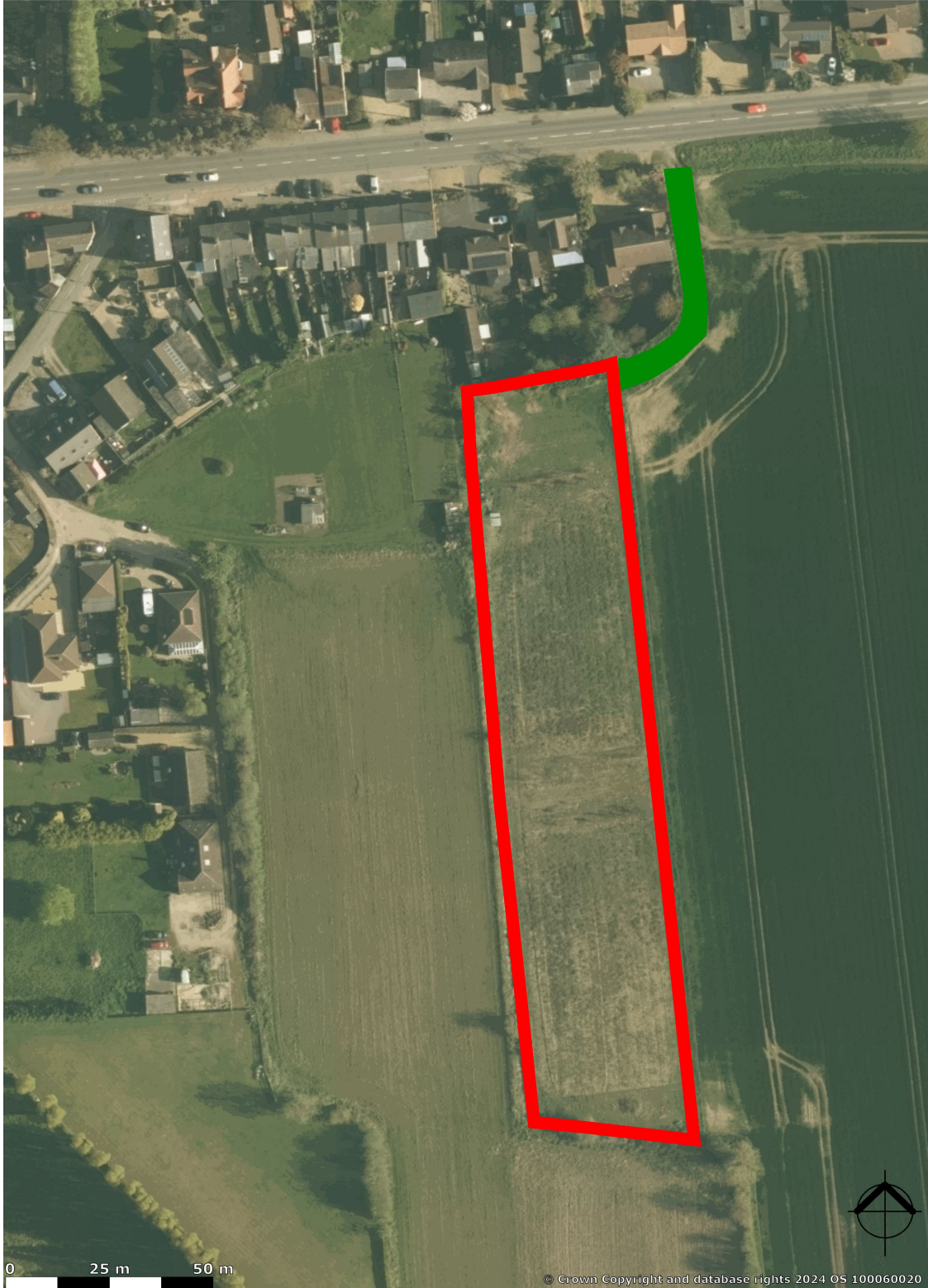
///producing.shippers.triads - Entrance to field

DETAILS PREPARED 15th July 2024



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For Identification Purposes Only – Do Not Scale





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- **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**

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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