



# MAXEY GROUNDS

development@maxeygrounds.co.uk

01354 602030

Residential Sales

## £525,000



Ref: 21099

**Development land off The Brewin Chase, City Road, March, Cambridgeshire  
PE15 9LT**

- Development site for 8 detached dwellings
- Well located close to local amenities in the centre of March
- Outline planning consent approved
- No affordable housing requirement
- Best and Final offers invited
- **Tender deadline 12 Noon on Tuesday 14<sup>th</sup> December 2021**



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### DESCRIPTION

A Development Site for 8 Dwellings with access directly from The Brewin Chase. The site forms part of the garden land of Brewin Oaks and is greenfield land in a residential area extending to approximately 0.86 acres.

Well located in the centre of March and close to local amenities. Outline consent approved with no requirement for affordable housing.

### PLANNING

Outline consent with all matters reserved was granted by Fenland District Council under Ref: F/YR20/1022/FDL. The consent is dated 24<sup>th</sup> March 2021 and gives consent for the erection of up to 8 detached dwellings. The indicative layout plan is reproduced in our particulars.

Conditions attached to the consent include the detailed design, archaeological investigation, surface water drainage scheme, bat survey and the installation of a footpath and other highways works on The Brewin Chase.

Copies of the Consent are available by email on request or on the Fenland District Council website.

### SERVICES

Mains water, foul drainage, gas and electricity are understood to be available for connection but prospective purchasers should make their own enquiries of the relevant utility companies.

### FENCING

The purchaser will be responsible for fencing the external boundary of the site.

### VIEWING

Strictly by appointment with the Selling Agent Maxey Grounds & Co LLP.

For further information ask for Shirley Pollard or Natalie Jeary.

Offices at March and Wisbech

### ACCESS

The site is accessed directly from The Brewin Chase and the purchaser will be responsible for constructing any proposed accesses onto the site as required.

Potential purchasers should note that The Brewin Chase is not an adopted highway. The road is registered to Fenland District Council. Interested parties are advised to make their own enquiries.

### SALE METHOD

The property as verged red on the plan is for sale freehold with vacant possession. The Vendors have requested that any parties interested in the development land submit their **Best & Final Offer by 12 Noon on Tuesday 14<sup>th</sup> December 2021.**

Further details of the Best & Final Offers procedure are outlined below and a Tender Form is attached.

All Tenders should be returned to the Agent's March Professional Office in a sealed envelope marked 'Development Land at The Brewin Chase - Sealed Bid'

The Vendor is under no obligation to accept the highest, or any, Tender

### AGENT'S NOTE

The adjoining property, Brewin Oaks, is also offered For Sale by Informal Tender at an asking price of £625,000. The property consists of a large detached house with the potential for 6 bedrooms, set on a plot of 0.75 acres, more or less.

It is considered that the adjoining property may have potential for redevelopment as additional building plots, subject to any necessary planning consent being obtained.

Best and Final offers are invited for the development land and Brewin Oaks either as separate Lots, or as a single purchase with a deadline for receipt of tenders for either property of 12 Noon on Tuesday 14<sup>th</sup> December 2021.

### PARTICULARS PREPARED

19<sup>th</sup> November 2021

Updated 7<sup>th</sup> December 2021

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

**SUBJECT TO CONTRACT INFORMAL TENDER**

PROPERTY: Development land at The Brewin Chase, March, Cambridgeshire PE15 9LT

**CLOSING DATE: 12 Noon Tuesday 14<sup>th</sup> December 2021**

I/We (Full Names)

.....

Of (Full Address)

.....

.....

Tel. No.....

Offer to purchase the development land at The Brewin Chase, March, Cambridgeshire PE15 9LT as outlined in red on the plan overleaf

subject to contract, for the sum of £.....

This is my/our Best and Final Offer.

My/Our Solicitors are:

.....

Tel No:

.....

I am/ We are in a position to proceed to exchange and completion within 28 days of receipt of a contract pack.

My Offer is

\*Conditional Upon (BANK/AMC LOAN ETC):

.....

.....

\*CASH – no loan required – please supply proof of funds available

\*Please supply/delete where appropriate. The above information **must** be provided.

The Vendor is under no obligation to accept the highest, or any, Tender.

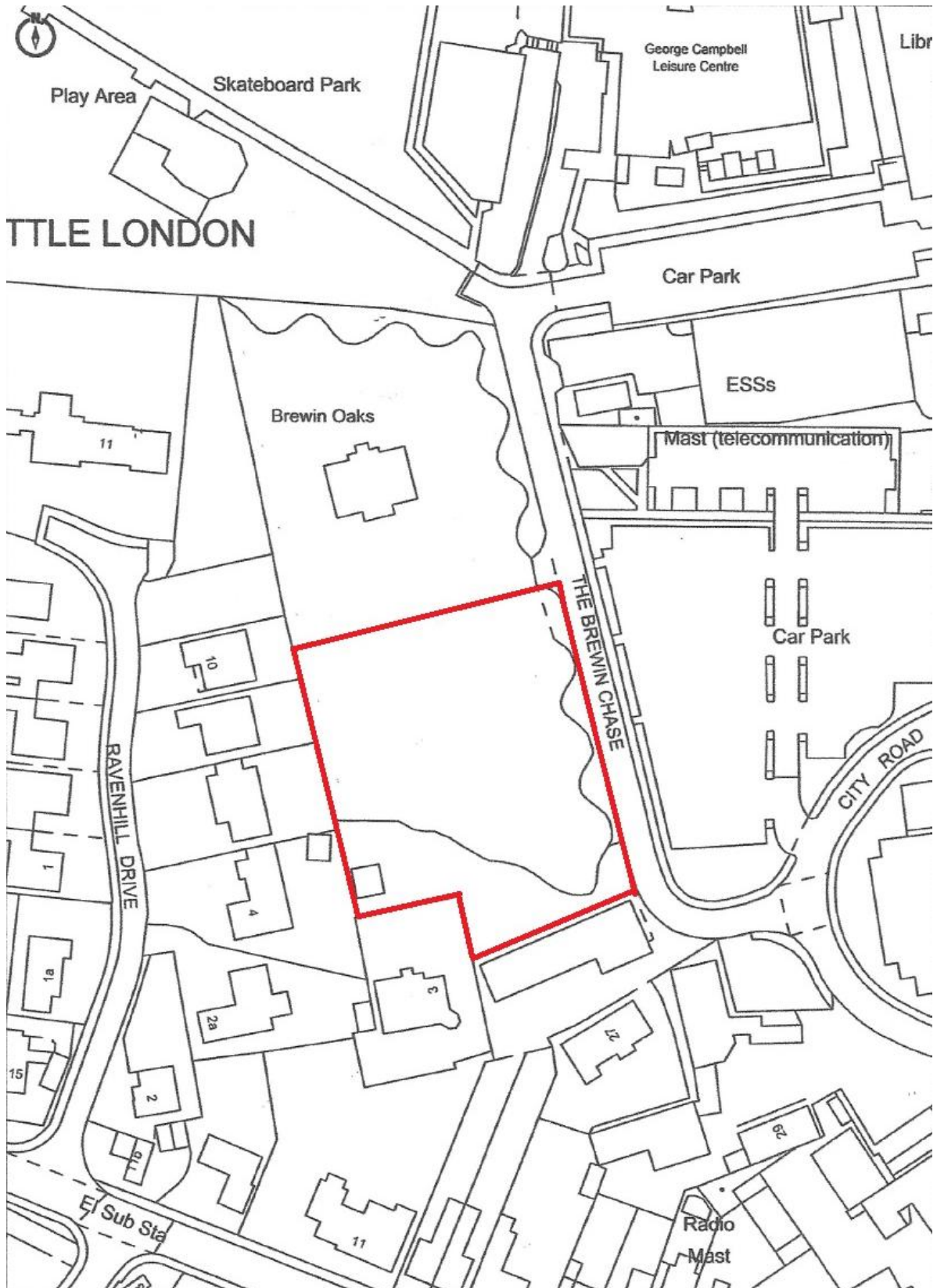
Signed .....

Date .....

Please return this form to our March Professional Office at:  
22-24 Market Place, March, Cambridgeshire PE15 9JH



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**For reference only – not to scale**



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MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- 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
- LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS

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.