



MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development Sales

For Sale by Informal Tender



Ref: 25027E

Land at Racey's Close, Emneth, Wisbech, Cambridgeshire PE14 8BT

A unique opportunity to acquire an area of undeveloped land and roadways within the existing housing development of Racey's Close, Emneth, the whole extending to 0.62 Hectare (1.52 Acres) (STMS). The property is offered For Sale by Informal Tender **without** a Development Uplift Clause. **Guide Price £5,000 - £10,000.**





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LOCATION

The property is located just to the west of the centre of the Norfolk village of Emneth. Emneth has a population of around 2,900 and is located 3 miles south-east of the Georgian Market Town of Wisbech. Locally known as the Capital of the Fens, Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent, have featured in films. Wisbech has a population of around 20,000 and is a market town of great character and historical importance lying approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles from Norwich. The A47 Trunk Road between Norwich and Leicester passes around the southern and eastern side of Wisbech. The popular North Norfolk Coast is within easy reach.

DESCRIPTION

A parcel of land extending in total to 0.62 Hectare (1.52 Acres) Subject to Measured Survey. The land consists of two areas of undeveloped amenity land together with the land under the estate roads, which were adopted by Norfolk County Council in an Agreement dated 7th February 2001.

PLANNING

Planning Consent for the construction of 56 dwellings on Land off Church Road, Emneth was Granted by Borough Council of King's Lynn & West Norfolk on 16th May 2000 under Reference 2/00/0313/F.

POSSESSION

The land is offered For Sale Freehold subject to the various rights of way and other rights and easements associated with the land.

BOUNDARIES

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

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, it's accuracy is not guaranteed. The area has been taken from a combination of the Land Registry and the Ordnance Survey online mapping system.



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WAYLEAVES, EASEMENTS AND 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 by Informal Tender. A Tender Form is attached to this Brochure and the deadline for receipt of tenders is 12 Noon on Thursday 27th March 2025. All tenders should be returned to the Selling Agent's Wisbech Office in a sealed envelope marked "Racey's Close Tender". If you wish to be able to verify receipt of your tender please mark the outside of the envelope appropriately. The bid should clearly state in £'s the amount offered. Escalating tenders or tenders calculated only by reference to any other tender will not be considered. The Seller is under no obligation to accept the highest, or any, tender. The successful party will be contacted shortly after the tender date.

COSTS

The Buyer will be responsible for reimbursing the Seller's legal fees in respect of the transaction, together with the Agent's fees of £1,800 including VAT.

VIEWING

Unaccompanied viewing at any reasonable time. For further information please 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 property 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 then turn left (Church Road) where the road bears around to the right. Follow Church Road and Racey's Close can be found on the right hand side opposite Poplar Nurseries. What3Words: `///variation.random.easygoing`

PARTICULARS PREPARED

18th February 2025



MAXEY GROUNDS

Land at Racey's Close, Emneth

SUBJECT TO CONTRACT

I/We

Of

.....

Telephone Number

Email Address

Hereby offer to buy, Subject to Contract, Land at Racey's Close, Emneth, Wisbech, Cambridgeshire PE14 8BT for the amount of:

£.....

Proof of funds attached YES/NO*

Signed

Date

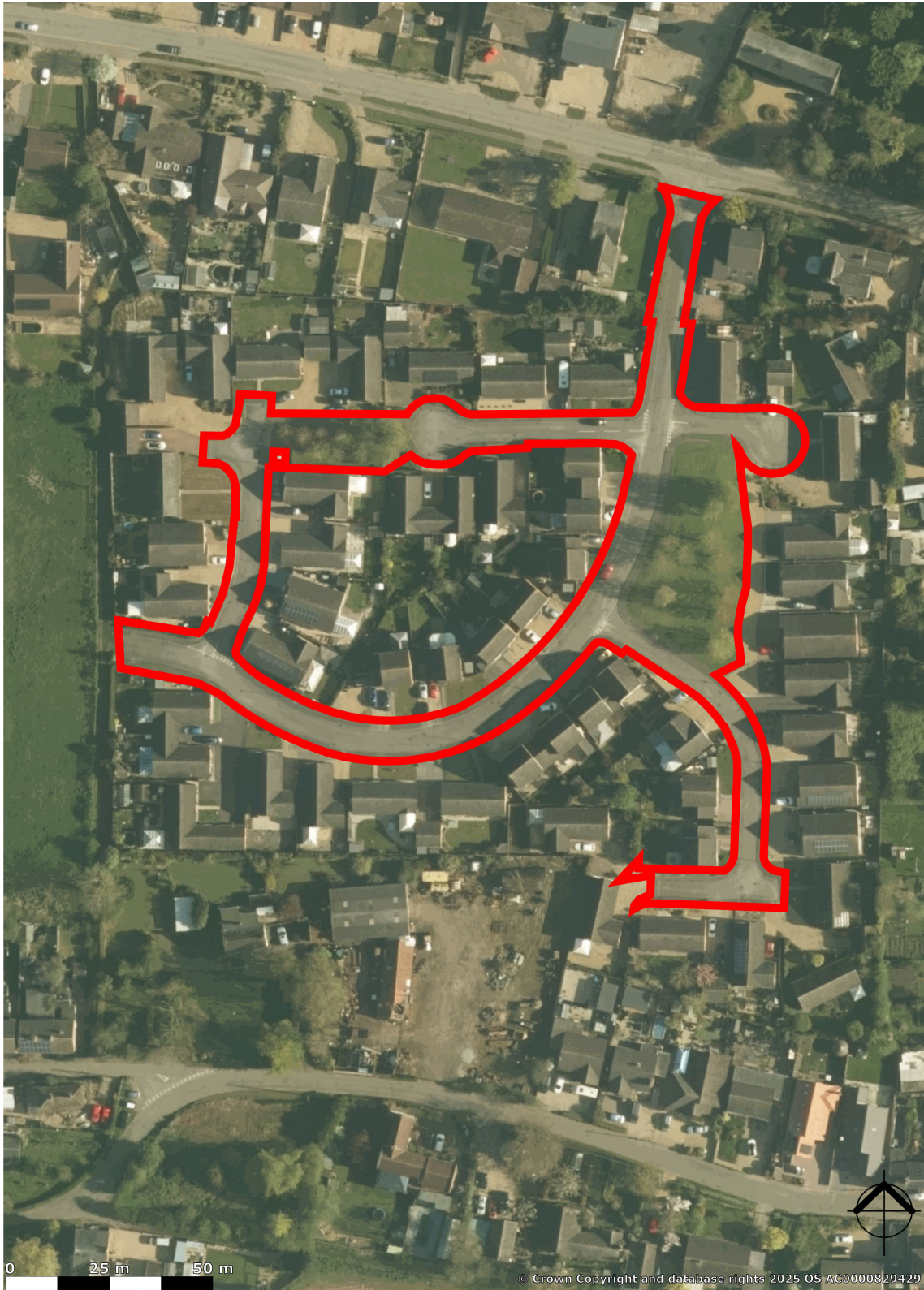
Our solicitor is:

The Seller reserves the right to seek financial and other references for those being considered prior to making a final decision.

* Delete as appropriate



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For Identification Purposes Only – Do Not Scale

Offices at March and Wisbech

www.maxeygrounds.co.uk



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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

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.