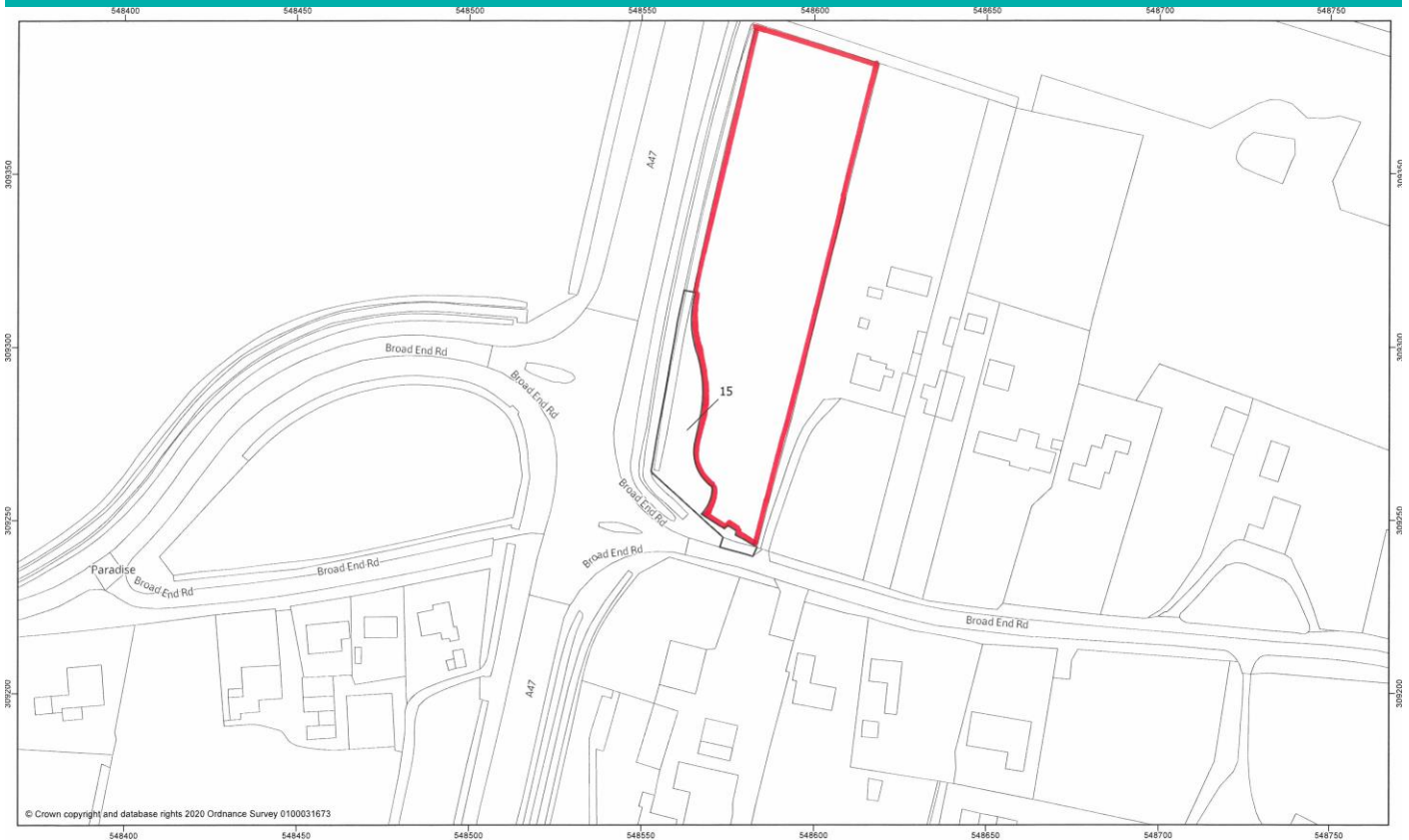




MAXEY GROUNDS

agricultural@maxeygrounds.co.uk
01945 428830
Agricultural

Guide Price
£15,000



Ref: 23089

Approximately 1.17 Acres Land, Broadend Road, Wisbech, PE14 7BQ

- Approximately 1.17 Acres (0.47Hectares) more or less
- Laid to grass
- Access off Broadend Road
- For Sale by Private Treaty
- GUIDE PRICE: £15,000



Offices at March and Wisbech

www.maxeygrounds.co.uk



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LOCATION

The land is located at the junction of the A47 with Broadend Road, Wisbech. The junction is due to be reconfigured by Cambridgeshire County Council and the Highways Authority to provide a roundabout. The plan below shows how the new proposed layout will look.

DESCRIPTION

A single parcel of land laid to grass and bordered on one side by the A47 and the other by a residential property.

The property is accessed directly from Broadend Road.

METHOD OF SALE

The land is offered For Sale by Private Treaty at a Guide Price of £15,000.

RIGHTS OF WAY AND EASEMENTS

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.

POSSESSION

The land is offered for sale freehold with vacant possession on completion.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights, in so far as they are owned, are included in the Sale.

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.

LAND CLASSIFICATION

The land is shown to be Grade 1 agricultural land on the Natural England Agricultural Land Classification Map, East Region.

SERVICES

We understand that no services are currently connected to the land. Interested parties are advised to make their own enquiries of the relevant providers.

DEVELOPMENT OVERAGE CLAUSE

The land is sold with a Development Overage Clause, reserving the Vendor 30% of any additional value resulting from planning consent for residential or commercial use for a period of 30 years from completion of the sale.

OUTGOINGS

Such of the outgoings, as are known, are mentioned in these particulars, but no guarantee is given that the amounts stated are accurate or that all outgoings appear.



MAXEY GROUNDS

DRAINAGE RATES FOR 2023/24

The land falls within the catchment for Kings Lynn Internal Drainage Board. For guidance, the drainage rates for 2023/24 are £8.69.

DIRECTIONS

From our Wisbech Professional Office head east on South Brink towards Alexandra Road, at Freedom Bridge Roundabout take the third exit onto Churchill Road A1101, continue for approximately 1.4 miles then, at the roundabout take the first exit onto the A47 and after approximately 1.3 miles turn right onto Broadend Road. The land can be found immediately on your left having turned into Broadend Road.

What 3 Words: ///latched.monkey.hiring

VIEWING

Interested parties may view the Land at their own risk, during daylight hours, with a set of these particulars in hand.

FURTHER INFORMATION

If you have any further queries, please call our Wisbech Professional Office on 01945 428830 and ask for John Maxey or Polly Stokes.

PARTICULARS PREPARED 30th June 2023

Propose New Road Layout – Location of Land Relative to Proposed Roundabout Shown edged Red



For Identification Purposes 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.