



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

£25,000



Ref: 24047E

**Land on the West side of Smeeth Road,
Marshland St James, Wisbech,
Cambridgeshire PE14 8EP**

A rare opportunity to acquire 0.21 Hectare (0.51 Acre) (STMS) of amenity land with potential for a number of uses (STP) on the west side of Smeeth Road, Marshland St James. The land lies adjacent to residential development and is, in part, covered with established trees. The land is offered For Sale subject to a Development Uplift Clause.





MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

LOCATION AND ACCESS The land is located on the west side of Smeeth Road, Marshland St James and is accessible from the adopted highway known as Smeeth Road.

DESCRIPTION A single parcel of land, currently grass and established trees, and extending in total to approximately 0.21 Hectare (0.51 Acre) (Subject to Measured Survey).

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 subject to a Development Uplift Clause.

LAND AND SOIL CLASSIFICATION The land is classified as Grade 2 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 purchaser 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 01553 819600 info@wlma.org.uk

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

PLANS AND AREAS These particulars have been prepared as accurately as possible, based upon

Ordnance Survey plans. The plan has been prepared for Identification Purposes only and, although they are 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 particulars.

METHOD OF SALE The land is offered For Sale Freehold by Private Treaty with vacant possession upon completion. The sales contract will include a clause whereby 50% of any uplift in value as the result of alternative use or development of the site will be payable to the Seller or their successors in title for a period of 25 years.

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 north east on Lynn Road (B198). At the A47 roundabout proceed straight over signed Services. Continue on this road to the T junction and turn right onto St Paul's Road South. Continue onto Walton Road until the T junction with Smeeth Road (approximately 2.5 miles in total). Turn right and the property is on the right hand side after approximately 1.25 miles.
What3Words: ///dozed.unheated.recorder

PARTICULARS PREPARED 23rd April 2024

PARTICULARS AMENDED 1st May 2024



MAXEY GROUNDS



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



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural



For Identification Purposes Only – Do Not Scale



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