



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

£55,000



Ref: 24059E

**Land on the South side of Gosmoor Lane,
Elm, Wisbech, Cambridgeshire PE14 0AJ**

A parcel of amenity land on the outskirts of Elm extending to 1.46 Hectares (3.61 Acres) Subject to Measured Survey with planning consents for both equestrian and dog exercise area uses. For Sale by Private Treaty with Vacant Possession upon completion.



Offices at March and Wisbech

www.maxeygrounds.co.uk



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LOCATION AND ACCESS

The land is located on the South side of Gosmoor Lane on the outskirts of Elm and is accessible from the adopted highway known as Gosmoor Lane.

DESCRIPTION

A single parcel of land, laid to grass and fully enclosed by fencing, and extending in total to approximately 1.46 Hectares (3.61 Acres) (Subject to Measured Survey).

PLANNING

Planning consent for the siting of a storage container (retrospective) and erection of a stable block was granted by Fenland District Council on 29th June 2022 under reference F/YR22/0450/F.

Planning consent for the erection of a building for use as a sitting area/store and change of use of land to dog exercise area with secure fencing up to 1.8m high (max) and upgrade to existing entrance was granted by Fenland District Council on 24th January 2024 under reference F/YR23/0700/F.

LAND 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. The property is registered with HM Land Registry.

OUTGOINGS

The land falls within the boundaries of the Hundred of Wisbech Internal Drainage Board which is administered by the Middle Level Commissioners. Interested parties are advised to make their own enquiries of the Middle Level Commissioners at Middle Level Offices, 85 Whittlesey Road, March, Cambridgeshire PE15 0AH 01354 653232 admin@middlelevel.gov.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 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 land is subject to a restrictive covenant imposed by a previous owner of the land whereby for a period of 79 years from 19th January 1995 50% of any uplift in value as the result of any non-agricultural use or development of the site will be payable to the Ely Diocesan Board of Finance or their successors in title. The Seller will be responsible for payment of any monies due in respect of this covenant arising from this disposal with the benefit of the uses for which planning consent has already been obtained. Further details available from the selling Agent.

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.

AGENT'S NOTE

The 20ft ISO container on site is included in the sale on a "sold as seen" basis.

DIRECTIONS

From the town centre, take the A1101 out of town towards the Elme Hall Hotel roundabout. At the roundabout, take the second exit and continue to follow the A1101 towards Outwell. Turn right onto Gosmoor Lane and follow the road. The parcel of land can be found on your left hand side, just past the junction with Bar Drove.

What3Words: ///yourself.lines.telephone

PARTICULARS PREPARED 7th May 2024



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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.