

**COMMERCIAL LAND FOR SALE/TO LET**  
LAND ON THE NORTH EAST SIDE OF OLDFIELD LANE  
WISBECH PE13 2RJ





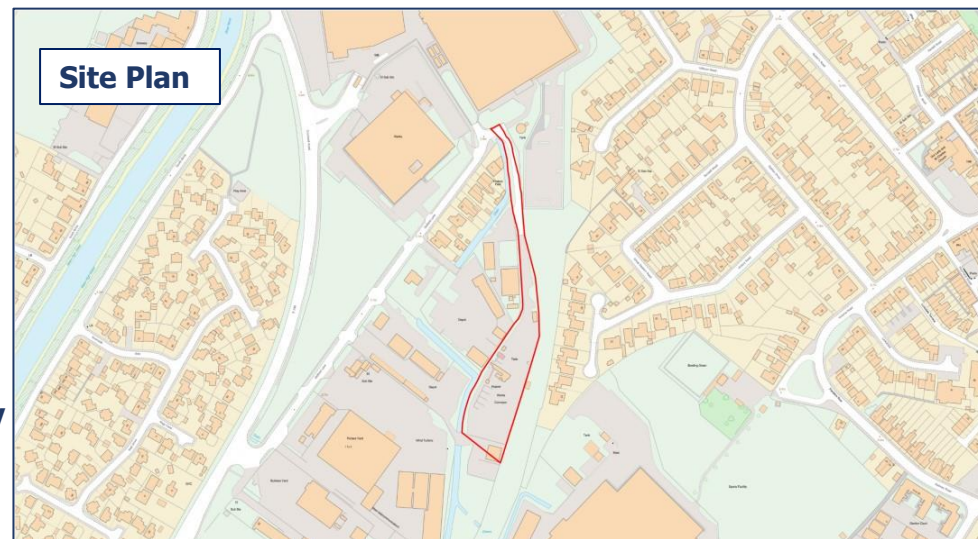
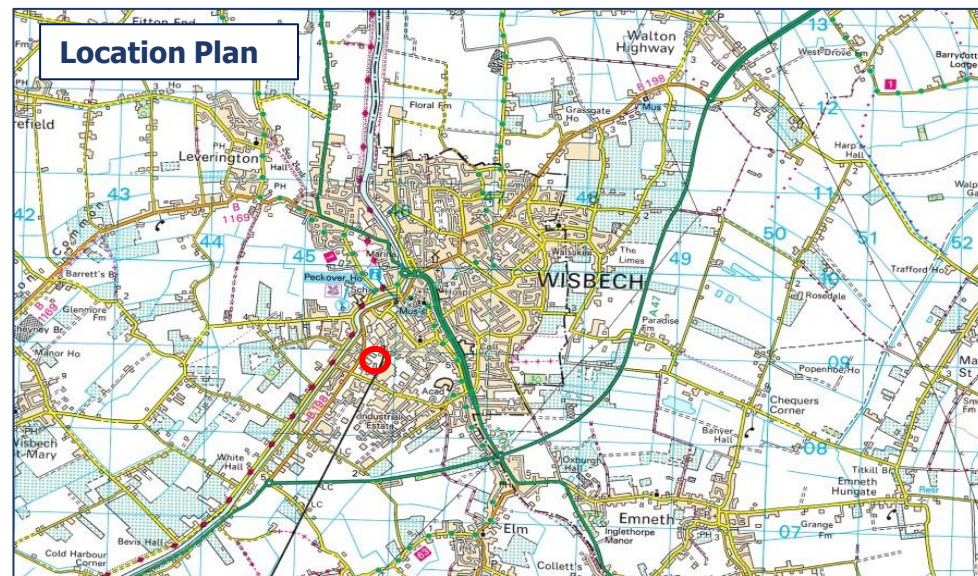
**LAND ON THE NORTH EAST SIDE OF OLDFIELD LANE  
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Mather Jamie, along with joint agents, Maxey Grounds, are instructed as sole selling agent by Tarmac (the Vendor) to market 1.42 acres (0.57 hectares) of commercial land (The Property).

**FOR SALE/TO LET BY PRIVATE TREATY AS A WHOLE**

**OIEO: £150,000**

**TO LET: £15,000 Per Annum**



[matherjamie.co.uk](http://matherjamie.co.uk)  
**01509 233433**

**Gary Owens BA (Hons) MSc  
MRICS**

[gary.owens@matherjamie.co.uk](mailto:gary.owens@matherjamie.co.uk)

**Charlie Lallo BSc (Hons)**  
[charlie.lallo@matherjamie.co.uk](mailto:charlie.lallo@matherjamie.co.uk)



[maxeygrounds.co.uk](http://maxeygrounds.co.uk)  
**01945 428830**

**Alan Faulkner MSc MRICS FAAV  
MCI Arb MNAEA MARLA**

[a Faulkner@maxeygrounds.co.uk](mailto:a Faulkner@maxeygrounds.co.uk)

## Location

The Property is located on Oldfield Lane which is an established industrial area of Wisbech with a range of occupiers. Oldfield Lane is situated just off the B198 which provides direct access into Wisbech town centre, 1 mile to the north. Also located a short distance from the Property is the A47, which provides direct access to Peterborough , 21.3 miles to the south west and to Kings Lynn, 14.5 miles to the north east.

## Description

The property, together with access roadway comprises of a serviced concrete yard with gated access and perimeter fencing on the northern, southern and eastern boundaries.

## Accommodation

1.42 acres (0.57 hectares).

## Tenure

The property is available freehold with vacant possession or the property is available to lease with new terms to be agreed.

## Price

OIEO £150,000/£15,000 Per Annum

## Business Rates

Local Authority: Fenland  
Period: 2020/2021  
Rateable Value: £18,000

## Planning

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

## Environmental

The site falls within Flood Zone 3, an area with a high probability of flooding.

There is a discharge consent (ref: PR/N/N/F/9010) for the disposal of trade effluent derived from filtered and settled water from the washing out of concrete mixer vehicles and/or surface water from the yard area into a fen drain.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Land Registry Title

The Property is registered at Land Registry under title CB309249.

## Method of Sale

The Property is offered for sale/to let by way of Private Treaty.

## VAT

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale is a chargeable event

## Anti-Money Laundering Policy

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

## Boundaries

The Agents will do its best to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

## Plans, Areas and Schedules

The plans are for reference only. The red lines on the photographs are for identification purposes only. The Purchaser shall be deemed to have satisfied him or herself as to the description of the property.

## Viewing

Viewing of the Property is strictly by appointment only and interested parties are asked to contact Mather Jamie or Maxey Grounds in order to arrange access. Neither the Vendor nor the joint agents accept any responsibility for Health and Safety of individuals when on the land.







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## **IMPORTANT NOTICE**

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Landowner of this property for whom they act give notice that:-

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract.
- All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Landowner.
- None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.
- The Landowner does not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.
- This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued February 2021.