



MAXEY
GROUNDS

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Commercial

POA



Ref: 23150E

**Land North of Eastwood Industrial Estate,
Eastwood End, Wimblington, March,
Cambridgeshire PE15 0QH**

- Strategic Land
- Abuts existing Commercial Land
- 4.67 Hectares (11.54 Acres) STMS total
- For Sale Freehold
- Offered on a Subject to Planning Basis
- As a Whole or in parts



Offices at March and Wisbech

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LOCATION

The property is located on Eastwood End Industrial Estate which is conveniently situated just off the A141 south of the market town of March. The A141 provides a good transport link to the A14, A47 and subsequently the A1. The property is accessed via a right of way over a well-constructed private road.

DESCRIPTION

A rare opportunity to acquire strategic Commercial Development Land extending in total to 4.67 Hectares (11.54 Acres) Subject to Measured Survey.

SERVICES

Mains electricity and water are understood to be available in the vicinity. Interested parties are advised to make their own enquiries of the relevant utility company and water authority.

TERMS

The property is offered For Sale freehold by Private Treaty on a Subject to Planning basis either as a whole or in a number of lots. The successful Buyer will be expected to conditionally exchange contracts within a short period of agreeing the sale subject to them obtaining their own detailed planning consent at their own cost. Upon exchange of contracts a non-refundable deposit of 2.5% of the purchase price will be paid to the Seller and the contract of sale will provide for the Buyer to obtain their consent within a period of twelve months. The Buyer may give consideration to an unconditional sale.

VIEWING

For an appointment to view please apply to the Agent. For further details please contact Alan Faulkner.

VAT

It is understood that the property has not been opted to tax and that, therefore, VAT will not be payable by the Buyer in addition to the contract price unless the VAT rules change to the effect that the transaction becomes subject to VAT.

LEGAL COSTS

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

PLANNING

Planning consent for change of use from agricultural field to a builder's yard (B2) was granted on the site immediately west of the land by Fenland District Council on 5th June 2023 under Reference Number F/YR22/0783/F. Further details are available on the council website.

DIRECTIONS

Proceed south out of March on the B1101. At the Mill Hill roundabout, take the first exit and proceed south on the A141. After a short distance, turn left onto Eastwood End. Take the first left turn, proceed straight down to the end, bear right and the entrance to the site is in front of you.

What3Words: ///thumbnail.clever.arena

PARTICULARS PREPARED 8th October 2023



MAXEY GROUNDS



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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
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ASK FOR DETAILS OF HOW WE CAN HELP YOU

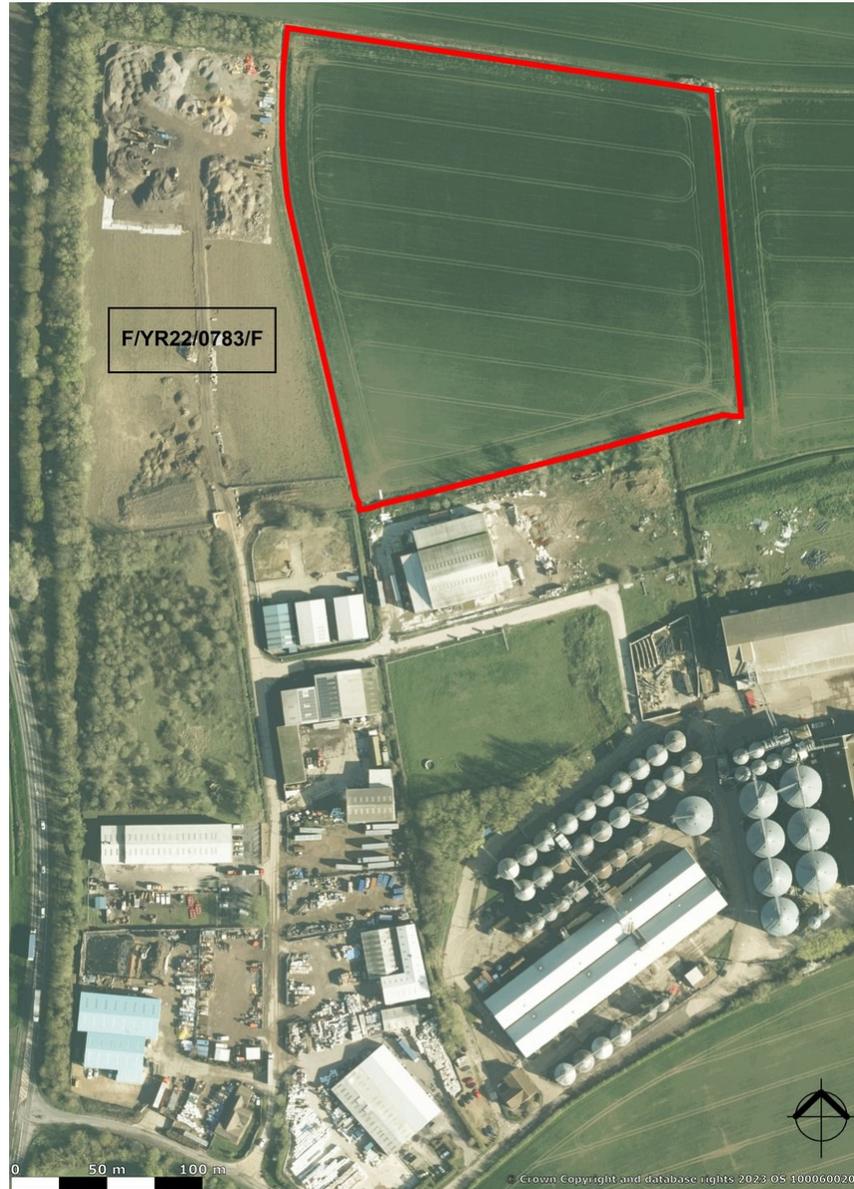


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For Identification Purposes Only – Do Not Scale

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.