



PALACE AUCTIONS

LONDON



LOT 96

Plot 11, Fieldside

OPPOSITE 74-76 FIELDSIDE · COATES · WHITTLESEY · PE7 2BG

A freehold plot of about 502 sq m with significant hope value, one of just 16 plots on the edge of the Fenland village of Coates, near Peterborough

GUIDE PRICE*

£15,000+

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday
28 October 2026

1.00pm · Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE LAND

A plot with hope value in Coates

Plot 11 lies on the eastern side of a 16-plot site on the south side of Fieldside, directly opposite Nos. 74–76, on the edge of the village of Coates.



502	5,404	0.12	Freehold	Vacant
SQ M (APPROX.)	SQ FT (APPROX.)	ACRES	TENURE	POSSESSION

Description

Palace Auctions is instructed to sell Plot 11, a freehold plot of land on the south side of Fieldside in the village of Coates, near Whittlesey and Peterborough. It extends to approximately 502 sq m (5,404 sq ft or 0.12 acres), subject to measured survey, and is offered with vacant possession on completion.

Plot 11 is one of just 16 plots laid out on a field on the edge of the village, beside existing homes on Fieldside. The site is easily reached from Fieldside, and Plot 11 lies on its eastern side, directly opposite Nos. 74 to 76 Fieldside.

The land is open grassland with no planning permission, and is not known to be allocated. Its edge-of-village position gives it significant hope value for the longer term, although any development would depend on Fenland District Council and, in practice, on the other plots. Palace Auctions gives no assurance that permission will be granted.

KEY FEATURES

- ◆ Freehold plot of about 502 sq m (5,404 sq ft) STMS
- ◆ Vacant possession on completion
- ◆ Eastern side of the site, opposite 74–76 Fieldside
- ◆ One of just 16 plots in an edge-of-village layout
- ◆ Site easily reached from Fieldside
- ◆ Significant hope value; no planning permission
- ◆ Not allocated; any use subject to consents
- ◆ Unconditional contract, completion 28 days

PLAN & LOCATION

The site and its setting



AERIAL VIEW • PLOT 11 OUTLINED IN RED



LAYOUT PLAN • PLOT 11 SHADED • NOT TO SCALE

The land

Plot 11 is a parcel of open grassland on the eastern side of a field laid out as 16 plots, directly opposite Nos. 74 to 76 Fieldside. Its boundaries are shown on the plan in the legal pack and may not be marked on the ground. Plans and images are for identification only.

Access. The site is reached from Fieldside, and the layout shows a proposed central access road. Buyers must check from the legal pack the rights of way granted to Plot 11, their route, whether they cover vehicles, who owns and maintains the access land, and any obligation to contribute to its construction or upkeep.

Services. There are no buildings on the land and no mains services are known to be connected.

Flood risk. Coates lies in the Fens. Buyers should check the flood risk for the plot with the Environment Agency.

Planning

There is no planning permission for any use or development, and the land is not known to be allocated. Any development would need permission from Fenland District Council. The 16-plot layout shows how the field has been divided for sale and is not an approved scheme. Palace Auctions gives no assurance that permission would be granted. Buyers should take their own advice before bidding.

Nearby schools

- 1. **Coates Primary School**, Coates, about 0.3 miles away.
- 2. **Sir Harry Smith Community College** (ages 11–18), Eastrea Road, Whittlesey, about 2 miles away, with a sixth form.
- 3. Buyers should check current Ofsted ratings and admissions arrangements with Cambridgeshire County Council.

LOCATION

Coates, near Whittlesey

Coates is a village in the Fenland district of Cambridgeshire, east of the market town of Whittlesey and within easy reach of the city of Peterborough.

WHITTLESEY	About 2.4 miles west, for shops, GPs and pharmacies
CITY	Peterborough about 8 miles; London King's Cross from around 50 minutes
RAIL	Whittlesea station for Peterborough and Ely
ROAD	A605 for Whittlesey, Peterborough and the A1(M)
SCHOOL	Coates Primary School about 0.3 miles

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 96

ADDRESS	Plot 11, land on the south side of Fieldside, opposite 74-76, Coates, Whittlesey PE7 2BG
PROPERTY	Freehold plot, about 502 sq m STMS; one of 16 plots
GUIDE PRICE	£15,000+*
INCOME	None. Vacant land, not let.
AUCTION	Wednesday 28 October 2026 at 1.00pm
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	28 days after the auction

LEGAL, SERVICES & FEES

Before you bid

TENURE	Freehold
LOCAL AUTHORITY	Fenland District Council (planning); Cambridgeshire County Council (highways)
PLANNING	None; not allocated. Hope value only.
ACCESS	Rights of way over the site access road to be checked in the legal pack
SERVICES	None known to be connected
SITE AREA	About 502 sq m (5,404 sq ft / 0.12 acres) STMS
VAT	To be confirmed in the legal pack
BUYER'S PREMIUM	2% of the purchase price, minimum £2,000 + VAT
CONTRACT DOCS	£850 + VAT
VIEWINGS	From Fieldside, opposite 74-76, in daylight, at your own risk

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. At the guide price these total £3,420 including VAT. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches. Buyers should also budget for any Stamp Duty Land Tax, Land Registry fees, their own legal fees and any finance costs.

Hope value and access. The plot has no planning permission and is not allocated. Any future development of the plot or the wider 16-plot site is uncertain and would need permission from Fenland District Council and, in practice, the cooperation of other plot owners. Buyers must check rights of access in the legal pack and should check flood risk.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements and other details are given in good faith and are believed to be correct, but buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

Palace Auctions London

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07843 656447*Particulars last updated: Thursday 8 October 2026*