Palace Auctions London

LOT 3



FREEHOLD LAND · FOR SALE BY AUCTION · DECEMBER 2026

# Land at Beggars' Bridge, March Road

The Beggars' Bridge parcel, south of March Road, Coates, Whittlesey, Peterborough PE7 2DE

| GUIDE PRICE | SITE AREA | TENURE | LOCATION |
|---|---|---|---|
| **£10,000** | **c. 1,336 sq m** | **Freehold** | **Coates** |
| plus VAT on the hammer price | c. 0.33 acres – see note | vacant possession | c. 3 miles east of Whittlesey |

A third of an acre of freehold land at Beggars' Bridge, with a frontage to March Road, the Twenty Foot River to the east and the railway to the south – for amenity, storage, wildlife or investment use, subject to consent.

# The land

A compact parcel of freehold land at Beggars' Bridge on March Road, Coates, offered at a guide price of **£10,000 plus VAT**, with vacant possession on completion.

The land is known on the Ordnance Survey map as Beggars' Bridge. It lies on the south side of March Road, where the road turns east over the Twenty Foot River, about 100 m south-east of 252 March Road. It is a roughly rectangular parcel of grass of about 1,336 sq m (0.33 acres), measured on Promap, about 55 m along the March Road frontage and about 35 m deep. It is bounded by March Road to the north, a lane to the west, the Twenty Foot River (Drain) to the east and the Ely to Peterborough railway to the south. The larger parcel to the west, beyond the lane, is offered separately as Lot 2.

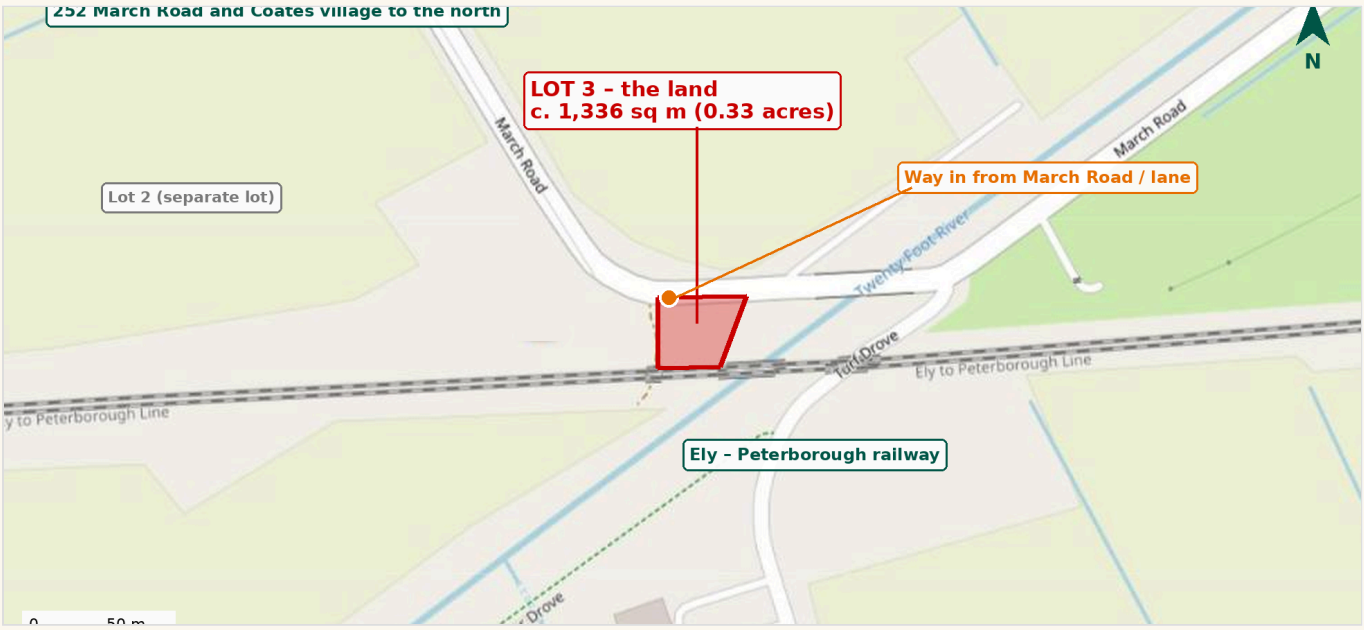
> A small freehold parcel with **a road frontage and water on one side** – for amenity, a wildlife area, storage or long-term investment, **subject to consent**.

## Key features

- Freehold land of about 1,336 sq m (0.33 acres)
- Guide price £10,000 plus VAT
- Frontage to March Road at Beggars' Bridge
- Bounded by road, lane, river and railway
- About 1.25 miles from Coates village
- About 3 miles from Whittlesey
- Next to Lot 2 – buy one or both
- Vacant possession on completion

## Summary

| | |
|---|---|
| **Site area** | c. 1,336 sq m / 0.33 acres (see note) |
| **Tenure** | Freehold – new registration (see note) |
| **Possession** | Vacant on completion |
| **Planning** | None – any use subject to consent |
| **Local authority** | Fenland District Council |
| **VAT** | Payable on the hammer price |
| **Map reference** | 52.55245, -0.05024 |



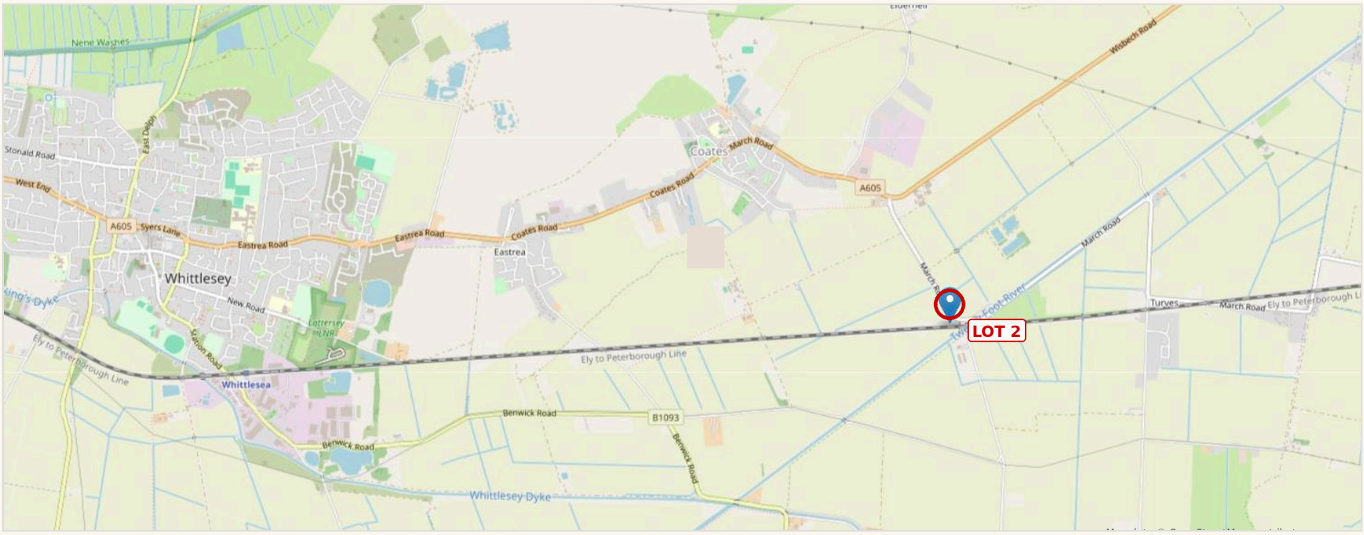

Site plan – the approximate position of the land shaded red, between March Road, the Twenty Foot River and the Ely to Peterborough railway. For identification only. Map data © OpenStreetMap contributors.

# The site and location





March Road at Beggars' Bridge, with the railway embankment beyond.




Location – the land ringed red on March Road, south-east of Coates and east of Whittlesey. Map data © OpenStreetMap contributors.

## The area

Coates is a village on the A605 between Whittlesey and March, in the Fenland district of Cambridgeshire. The land sits in open farmland to the south-east of the village, where March Road crosses the Twenty Foot River towards Turves.

- Coates village about 1.25 miles
- Whittlesey about 3 miles; Whittlesea station about 3 miles
- March about 6 miles; Peterborough about 8 miles
- A605 about half a mile to the north

## Planning and use

There is no planning permission. The land lies outside any settlement boundary, in open countryside, under the Fenland Local Plan. Low-key uses such as a wildlife area, amenity land, allotments or open storage may suit, all subject to any consents needed from Fenland District Council. Because the land adjoins the railway and the Twenty Foot River, Network Rail and the drainage board may need to be consulted on any works. Buyers should check flood risk, drainage and access for themselves.

# Auction information

| | |
|---|---|
| **Date and venue** | December 2026 at 1.00 pm, Claridge's, Brook Street, Mayfair, London W1K 4HR – date to be confirmed – Lot 3 |
| **How to bid** | In the room, online, by telephone or by proxy, after registration and anti-money laundering checks (two forms of ID required). Online bidders pay a refundable £2,000 security deposit; telephone and proxy bidders pay the full deposit in advance |
| **Guide price** | £10,000 plus VAT on the hammer price |
| **Sale before the auction** | Offers are invited before the auction, for exchange on the same unconditional auction contract terms |
| **Completion** | 20 Business Days after exchange |
| **Tenure** | Freehold, with vacant possession on completion. The land is being transferred to the seller and will be registered at HM Land Registry; the transfer and title details will be in the legal pack |
| **Legal pack** | Available to registered bidders, with the addendum. Buyers must check the transfer, plan, access, rights and covenants |
| **Viewing** | The land may be viewed from March Road at any reasonable time in daylight hours, at the viewer's own risk. Please take care by the road, the river and the railway, and do not enter neighbouring land |

## Buyer's costs

| Item | Amount | When payable |
|---|---|---|
| Deposit | 10% of the purchase price (minimum £3,000) | On exchange |
| Buyer's premium | 1% of the purchase price (minimum £2,000) plus VAT | On exchange |
| Contract documents charge | £850 plus VAT | On exchange |
| VAT on the price | VAT is chargeable on the hammer price | On completion |
| Seller's legal costs and searches | As set out in the Special Conditions | On completion |
| Stamp Duty Land Tax and your own legal costs | As applicable | On completion |

Any other charges payable by the buyer are set out in the Special Conditions of Sale and the addendum.

## Site area note

The site area of about 1,336 sq m (0.33 acres) is approximate, and the plan shows the approximate position of the land only. The area was measured on Promap; the plan to the transfer in the legal pack prevails, and buyers should verify the area and boundaries for themselves.

## Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Areas, distances and boundaries are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. No assurance is given that any use or development will be permitted. Plans and photographs are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer, or on signing the memorandum for a sale before or after the auction.

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