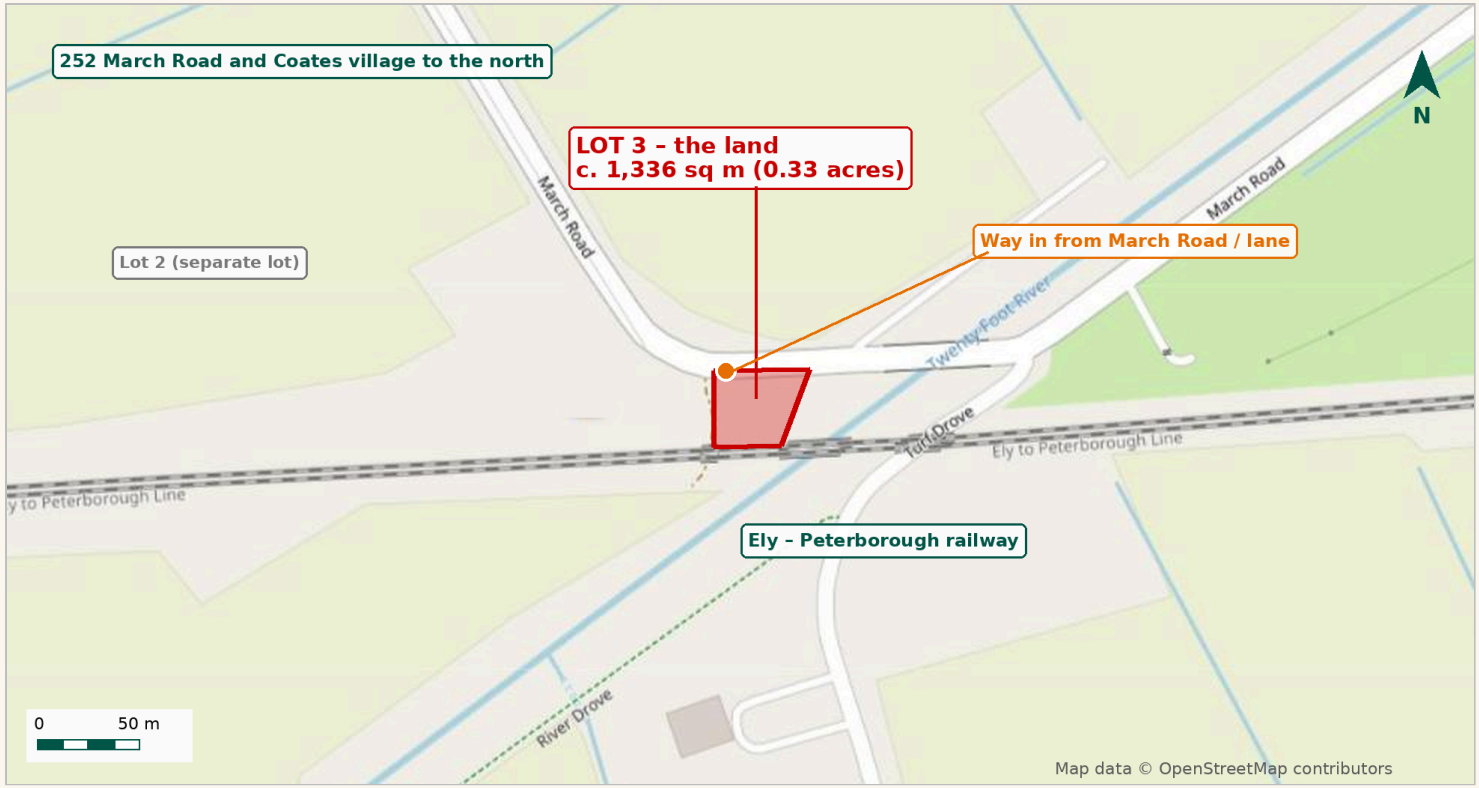
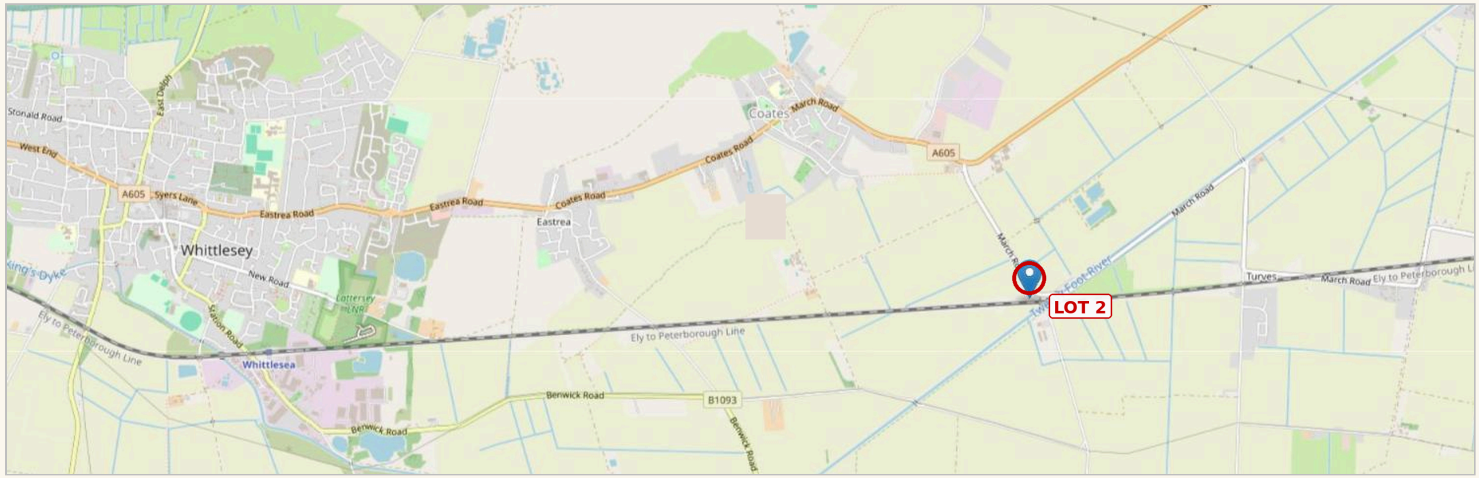


The approximate position of the land shaded red, with the way in from March Road (orange). Map data © OpenStreetMap contributors.



Location – the land ringed red, south-east of Coates and east of Whittlesey.

Positioning plan

Lot 3 · Land at Beggars' Bridge, March Road, Coates PE7 2DE

Map reference	**52.55245, -0.05024** google.com/maps?q=52.55245,-0.05024
Sat nav	252 March Road, Coates PE7 2DE – the land is about 100 m south-east of No. 252
Size	c. 1,336 sq m (0.33 acres), measured on Promap
Guide price	£10,000 plus VAT
Local authority	Fenland District Council

How to find it

From the A605 at Coates, take March Road south-east, signed towards Turves. After about half a mile, pass 252 March Road on your right. Where the road bends left towards the bridge over the Twenty Foot River, the land is on your right, between the lane and the river, with the railway embankment behind. Lot 2 is the larger parcel on the other side of the lane.

View from the March Road verge at any reasonable time in daylight, at your own risk. Please take care by the road, the river and the railway, and do not enter neighbouring land.

Boundaries

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 plan to the transfer in the legal pack prevails.