



*2. Beverley Avenue*



**RICHARD  
POYNTZ**

2. **Beverley Avenue**  
**Canvey Island**  
**Essex**  
**SS8 0DN**

O.I.R.O £200,000



All Offers are to be in by noon on the 26th of April, 2024

An opportunity has arisen to purchase a potential development site in Canvey Island's highly sought-after Jones's Corner area. The site is conveniently close to local bus routes, the seafront, and local shops, making it an ideal location for redevelopment, subject to planning permission.

The plot measures 51 feet wide at the front and approximately 75 to 80 feet deep; being precise about this measurement is difficult due to the shrubbery in the rear garden.

Please note that the property occupying the site is not mortgagable, and the prospective buyers must know they will be responsible for clearing the property.

For further information or to view, please get in touch with our office on 01268 699599

Plot Size 51 Wide to the front and approx 75 ft deep





**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



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