

**£5,000**

Offers In Excess Of  
St Johns Avenue, Braintree



**LAND FOR SALE** - This exceptional opportunity offers the chance to acquire the remaining parts of St John's Avenue, ideally situated close to the town centre and just a short walk from the mainline train station. This rare opportunity presents potential lay-bys for convenient parking, enhancing accessibility for visitors. Additionally, there is the possibility for standing signage to remain permanently, allowing for effective visibility and branding. Don't miss out on this auction bidding opportunity to secure a prime location!

**Auctioneers Comments:**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





In association with

**oakheart**

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