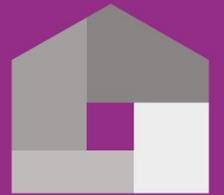




*Land Fronting Delfzul Road (Rear
of 5 Metz Avenue)*



**RICHARD
POYNTZ**

**Land Fronting Delfzul Road
(Rear of 5 Metz Avenue)
Canvey Island
SS8 9AS**

Offer Over £150,000



Building land available fronting Delfzul Road, presenting a remarkable opportunity for developers and self- build options, subject to planning permission. Ideally situated in close proximity to the town centre, this location offers both convenience and accessibility.

The land boasts approximate measurements of 54 feet at the front, widening to 60 feet in the middle, and extending 62 feet in depth.

Canvey Island is known for its vibrant community, making this land an ideal choice for developers or individuals seeking to create their dream home in a desirable area. With local amenities, schools, and recreational facilities just a stone's throw away, this location is perfect for families and professionals alike.



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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