



View of Part of the Land

SITUATION

Located to the rear of the **NatWest Bank** and a **Boots** close to the junction with New Street and Richard Avenue in the heart of the town centre.

Brightlingsea is an attractive coastal town located approximately 10 miles south of Colchester, 25 miles from Ipswich and 70 miles north-east of London.

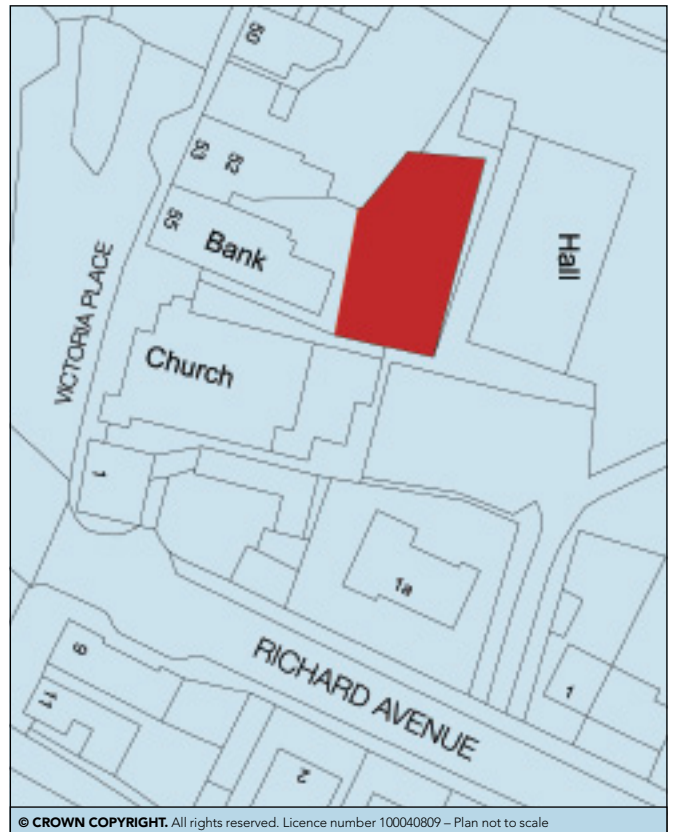
PROPERTY

An **Irregular Shaped Site of Approximately 3,470 sq ft** accessed via **Richard Avenue**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: Consent has been obtained on the adjoining land for residential development.



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Vacant Land

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
KHH Solicitors - Tel: 020 8826 2136
Ref: N. Hanan Esq - Email: nigelhanan@khhlaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts