



* £650,000- £700,000 * Bear Estate Agents are pleased to announce for sale this unique opportunity acquire this plot for a 20 bedroom new build care home which has just received planning approval.

The successful plan includes:

A large front and rear garden with private seating areas, visitors parking spaces, undercover parking spaces, private borders and an pedestrian access from Canvey Road and vehicular and pedestrian access via St Marks Road.

The Ground Floor/Dedicated function room will consist of:

Communal lounge, communal dining area, separate seating area, staff accommodation and toilet, laundry room, storage areas, large commercial kitchen, lifts and access to both gardens.

The First Floor will consist of:

Stairs to landing, lift access, seating area, storage and bedroom suites. There are aspects to both front and rear of the property.

The Second Floor will consist of:

- Plot with planning for 20 bed care home
- Located on the West of Canvey Island with easy access on and off
- Accommodation across three floors
- Approx. 7,300 Sq Ft
- No CIL payment
- Site approx. 0.23 of an acre

Canvey Road

Canvey Island

£650,000

Price Guide



Canvey Road



Description

An exciting development opportunity to build a 3 Storey care home facility in the coastal town of Canvey Island Essex. Full consideration given in relation to the local context.

Site Area: 0.23 acres approx

Building Size: Approx 7,300 Sq Ft.

Tenure & Title

The Property is held as FREEHOLD.
Title number: EX5403558 & 583094.

Section 106 & CIL

Buyers are encouraged to enquire with the local council to confirm the CIL and Section 106.

Advised: No CIL

NHS contribution - £4500
RAMS - £500

Further Development Potential

All sites are subject to a buyers discretion and change subject to council approval, with further development potential STPP.

Planning

Full Planning Permission passed - Planning Reference Number: 24/0197/FUL

<https://publicaccess.castlepoint.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SBBOKMEIIZ300>

Services

The vendor has confirmed the current property on the title has full services connected. Although interested parties are advised to make their own enquiries to establish the existence and adequacy of such services.

Proposal

The vendor is seeking offers in excess of £750,000 subject to contract & planning and exclusive of VAT for the benefit of the freehold interest in the property.

All figures are estimated and buyers are advised to make their own enquiries to confirm the build costs

Viewing Arrangements

Viewings are strictly by appointment and to be accompanied by the agent.

Location

Situated in the city of Southend-On-Sea, Essex and within the desirable location of Canvey Island town. Canvey island sits along the Thames estuary and benefits from local primary schools, High School, Beach, Town Centre and amenities. The scheme benefits from excellent transport connections to Southend, Leigh-on-Sea, Hadleigh, South Benfleet, and Central Canvey Island. Bus connections are conveniently positioned directly outside the site on Canvey Road (A130), offering a clear advantage for both visitors and staff. In addition, a short journey connects the site to Benfleet Station on the C2C

line, providing quick and reliable services into London Fenchurch Street. The design includes off-street parking allocated for staff and visitors, as well as zoned communal garden spaces for residents and with respect to the nearby habitat sites.

Located in Essex, Canvey Island has great transport links via the A13 & A130, leading direct to London, M25 and A12.

Situated just 38 miles East of Central London and 47 minutes away by train to London Fenchurch Street.

Demographics

Census data indicates that Canvey Island has a population of 37,983 and those aged over 65 equated to 25.9% of the population. Castle Point Local Housing Needs Assessment from December 2023 indicates that, Based on the dwelling-led Local Housing Need projection discussed in Chapter 2, the number of over 75s in Castle Point is projected to increase by around 3,500 in the period 2023-2043. As of 2023, there were 12,291 persons aged 75 years or more in Castle Point and there were 561 units of dedicated older person accommodation in the area, almost all of which is in the form of sheltered housing.

Applying a rate of 120 per 1,000 persons to a growth in the population of 3,527 generates a need of 162 over the 20-year period. However, we would suggest that a higher figure is sought because current provision is currently very low. The national average for older person accommodation per 1,000 persons aged 75 years or older is around 120, not 45. Apply a rate of 120 per 1,000 to 3,527 persons yields a need of 423 units of dedicated older person accommodation and that represents a more realistic target for Castle Point.

Agents Notes

This is a statement from the pre-app: Conclusion and planning balance.

The application site is allocated for residential development within the adopted Local Plan and the proposal would replace one residential dwelling, when there is a housing need.

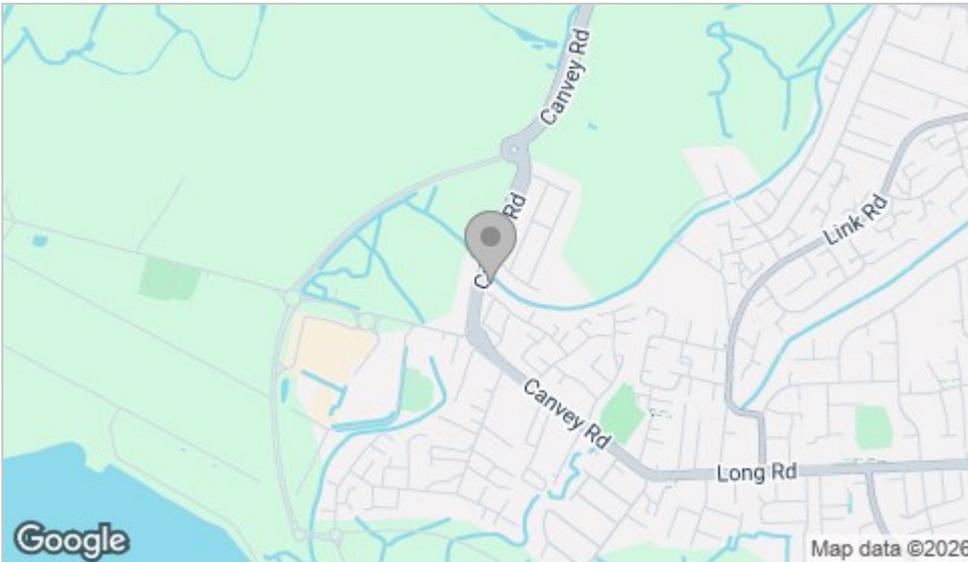
This is a statement from the planner:

The site is within a residential area on the 1998 proposals map, there would be a policy presumption in favour of retaining residential uses, or where sites come forward for redevelopment we would want to see them redeveloped for residential use (See last photo).

Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@beaestateagents.co.uk <http://www.beaestateagents.co.uk/>

Energy Efficiency Graph

