

SOUTHEND-ON-SEA

FOR SALE



Care Home Development Site
Cherry Orchard Lane

DEVELOPMENT
60,622 SQ.FT. (5,632 SQ.M.)

-  Development site
-  93 Bedrooms
-  Short Distance to Southend Airport
-  Plot Approx. 1.27 Acres
-  Price On Application



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The site is situated just off of Cherry Orchard Way, a short distance of the A127 and Southend Airport and approx. 1.5 miles west of Rochford Town Centre and 4 miles east of Rayleigh Town Centre.

The site is approximately 1.27 Acres and has planning to provide a 93 bedroom care home.

The design and development of the care home has been carefully developed with the assistance from an existing care home provider. The provider has given advice and guidance during detailed design development stages. The development will provide large private rooms and a number of communal facilities with varied layouts and décor to allow flexibility in the community.

The building will provide a mix of 'luxury' suites, all with en suite facilities. Long/wide corridors will provide rest/break areas to prevent potential exhaustion. The width will provide adequate passing at all points providing a 2.2m wide corridor throughout with localised widening.

It has been designed to offer an internal courtyard space for safe and secure amenity whilst offering an area of formally landscaped external area to allow visiting family members to enjoy with loved ones. These will be landscaped to a high quality and ensure a variation of amenity is provided. The site will also offer external space at roof level with high level screens that will enable occupants to see out but will ensure that they are safe and secure.

The care home is situated over Basement, ground, first, second and third floors totalling 60,622 sq. ft. (5,632 sq. m.)

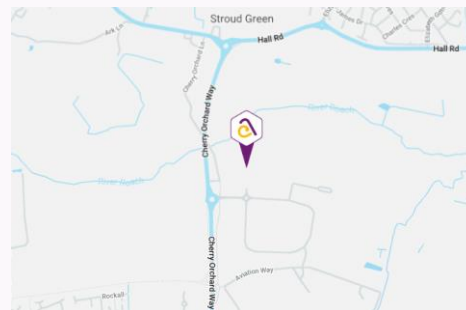
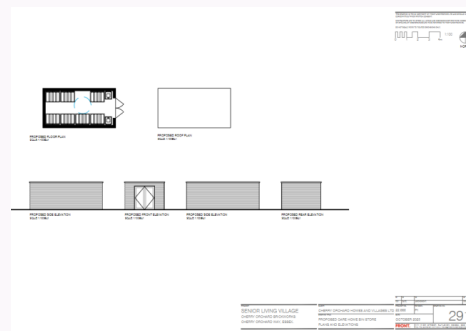
Planning reference number 23/00248/REM

ACCOMODATION

Total 60,622 (5,632 sq. m.)

EPC

Awaiting EPC



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

TENURE

Freehold

PRICE

POA

VIEWING

Strictly by prior appointment via Vendors appointed agents Ayers&Cruikis

Misrepresentation Act 1967

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