



Care Home Site

Canvey Road | | Canvey Island | SS8 0QP

Price Guide £750,000

bear
Estate Agents

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:

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:

Stairs to landing, lift access, seating area, storage room and doors to bedrooms suites.

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: EX540358 & 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.





PROPOSED REAR ELEVATION 1:100

SYNTHETIC RENDER: The scheme hosts a complementary part render facade as part of the material palette. An example of the synthetic render is shown to the right.



SLATED CLADDING: 'Forma' Slatted Cladding in vertical formation (colour: Silver Birch). This cladding to be utilised to soften the facade and create material breaks between the textured brickwork.



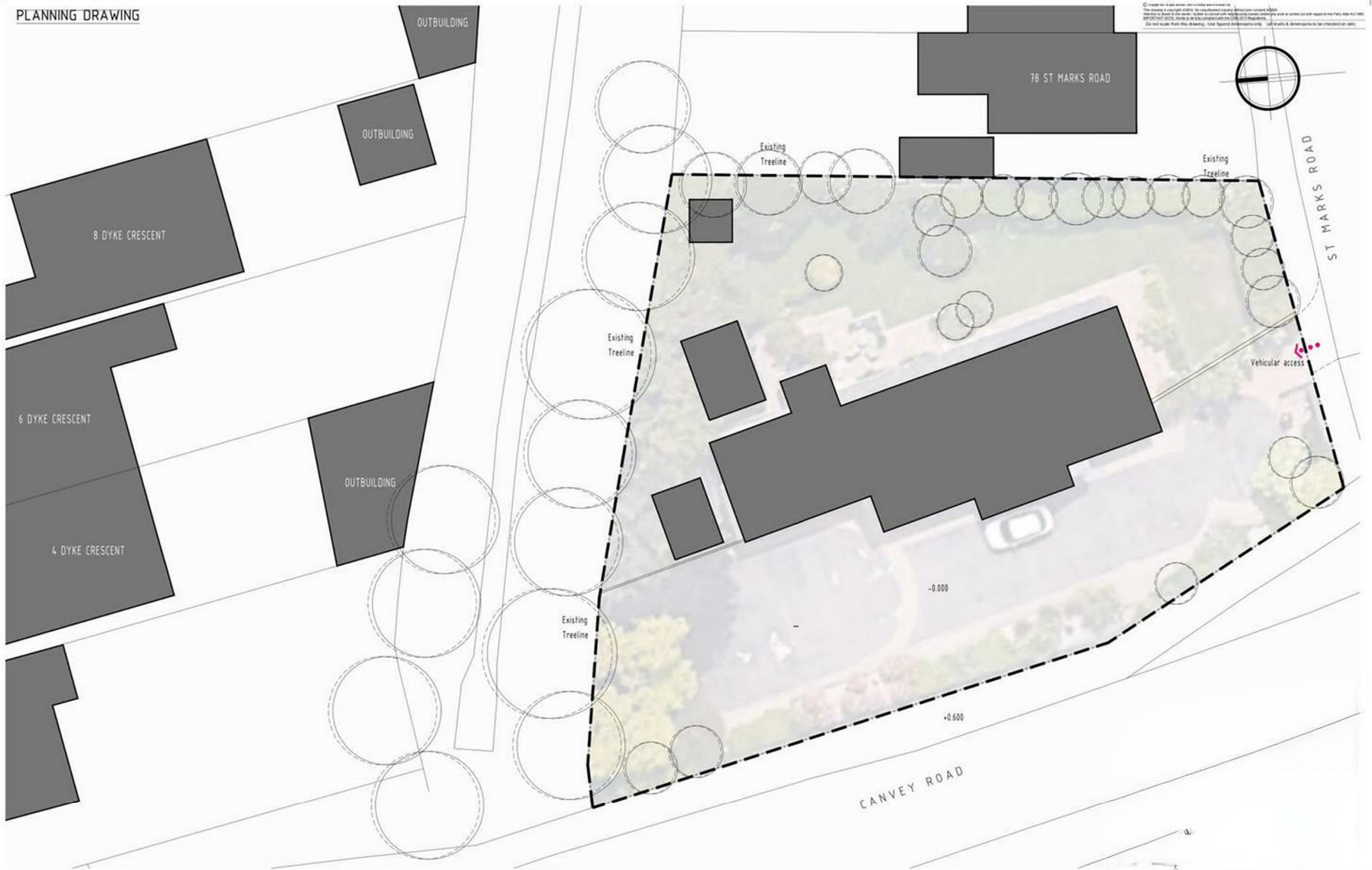
BUFF BRICKWORK: Rich textured light buff brick, shown to the right. The contrast between materials will break up the volume and for add interest to the facade.



PROPOSED SIDE ELEVATION 1:100



PLANNING DRAWING



EXISTING SITE LAYOUT PLAN 1:100

PLANNING DRAWING



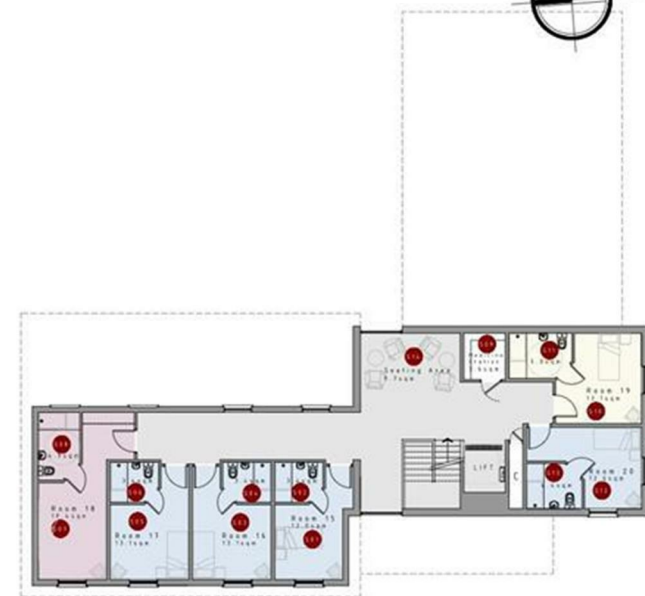
PROPOSED GROUND FLOOR PLAN

Room Number	Room Description	Room Size (SQM)	Notes
001	Office (See Above)	10.7sqm x 7.1sqm	See Reception Center
002	Communal Dining	19.8sqm	Adaptative Screening
003	Communal Lounge	43.7sqm	Adaptative Screening
004	Staff Room	8.7sqm	
005	Bin Store	1.6sqm	
006	Communal Kitchen	16.8sqm	
007	Staff - Disabled WC	2.5sqm	
008	Staff Room	11.1sqm	
009	Ex-Suite	3.8sqm	
010	Copboard	3.8sqm	



PROPOSED FIRST FLOOR PLAN

Room Number	Room Description	Room Size (SQM)	Notes
001	Room 01	12.7sqm	Single Room
002	Room 02 Ex-Suite	3.8sqm	
003	Room 03	12.7sqm	Single Room
004	Room 04	12.7sqm	Single Room
005	Room 05 Ex-Suite	3.8sqm	
006	Room 06	12.7sqm	Single Room
007	Room 07 Ex-Suite	3.8sqm	
008	Room 08	12.7sqm	Single Room
009	Room 09 Ex-Suite	3.8sqm	
010	Room 10	12.7sqm	Single Room
011	Room 11 Ex-Suite	3.8sqm	
012	Room 12	12.7sqm	Single Room
013	Room 13	12.7sqm	Single Room
014	Room 14 Ex-Suite	3.8sqm	
015	Room 15	12.7sqm	Single Room
016	Room 16 Ex-Suite	3.8sqm	
017	Room 17	12.7sqm	Single Room
018	Room 18 Ex-Suite	3.8sqm	
019	Room 19	12.7sqm	Single Room
020	Room 20 Ex-Suite	3.8sqm	
021	Room 21	12.7sqm	Single Room
022	Room 22 Ex-Suite	3.8sqm	
023	Room 23	12.7sqm	Single Room
024	Room 24 Ex-Suite	3.8sqm	
025	Room 25	12.7sqm	Single Room
026	Room 26 Ex-Suite	3.8sqm	
027	Room 27	12.7sqm	Single Room
028	Room 28 Ex-Suite	3.8sqm	
029	Room 29	12.7sqm	Single Room
030	Room 30 Ex-Suite	3.8sqm	
031	Room 31	12.7sqm	Single Room
032	Room 32 Ex-Suite	3.8sqm	
033	Room 33	12.7sqm	Single Room
034	Room 34 Ex-Suite	3.8sqm	
035	Room 35	12.7sqm	Single Room
036	Room 36 Ex-Suite	3.8sqm	
037	Room 37	12.7sqm	Single Room
038	Room 38 Ex-Suite	3.8sqm	
039	Room 39	12.7sqm	Single Room
040	Room 40 Ex-Suite	3.8sqm	
041	Room 41	12.7sqm	Single Room
042	Room 42 Ex-Suite	3.8sqm	
043	Room 43	12.7sqm	Single Room
044	Room 44 Ex-Suite	3.8sqm	
045	Room 45	12.7sqm	Single Room
046	Room 46 Ex-Suite	3.8sqm	
047	Room 47	12.7sqm	Single Room
048	Room 48 Ex-Suite	3.8sqm	
049	Room 49	12.7sqm	Single Room
050	Room 50 Ex-Suite	3.8sqm	
051	Room 51	12.7sqm	Single Room
052	Room 52 Ex-Suite	3.8sqm	
053	Room 53	12.7sqm	Single Room
054	Room 54 Ex-Suite	3.8sqm	
055	Room 55	12.7sqm	Single Room
056	Room 56 Ex-Suite	3.8sqm	
057	Room 57	12.7sqm	Single Room
058	Room 58 Ex-Suite	3.8sqm	
059	Room 59	12.7sqm	Single Room
060	Room 60 Ex-Suite	3.8sqm	
061	Room 61	12.7sqm	Single Room
062	Room 62 Ex-Suite	3.8sqm	
063	Room 63	12.7sqm	Single Room
064	Room 64 Ex-Suite	3.8sqm	
065	Room 65	12.7sqm	Single Room
066	Room 66 Ex-Suite	3.8sqm	
067	Room 67	12.7sqm	Single Room
068	Room 68 Ex-Suite	3.8sqm	
069	Room 69	12.7sqm	Single Room
070	Room 70 Ex-Suite	3.8sqm	
071	Room 71	12.7sqm	Single Room
072	Room 72 Ex-Suite	3.8sqm	
073	Room 73	12.7sqm	Single Room
074	Room 74 Ex-Suite	3.8sqm	
075	Room 75	12.7sqm	Single Room
076	Room 76 Ex-Suite	3.8sqm	
077	Room 77	12.7sqm	Single Room
078	Room 78 Ex-Suite	3.8sqm	
079	Room 79	12.7sqm	Single Room
080	Room 80 Ex-Suite	3.8sqm	
081	Room 81	12.7sqm	Single Room
082	Room 82 Ex-Suite	3.8sqm	
083	Room 83	12.7sqm	Single Room
084	Room 84 Ex-Suite	3.8sqm	
085	Room 85	12.7sqm	Single Room
086	Room 86 Ex-Suite	3.8sqm	
087	Room 87	12.7sqm	Single Room
088	Room 88 Ex-Suite	3.8sqm	
089	Room 89	12.7sqm	Single Room
090	Room 90 Ex-Suite	3.8sqm	
091	Room 91	12.7sqm	Single Room
092	Room 92 Ex-Suite	3.8sqm	
093	Room 93	12.7sqm	Single Room
094	Room 94 Ex-Suite	3.8sqm	
095	Room 95	12.7sqm	Single Room
096	Room 96 Ex-Suite	3.8sqm	
097	Room 97	12.7sqm	Single Room
098	Room 98 Ex-Suite	3.8sqm	
099	Room 99	12.7sqm	Single Room
100	Room 100 Ex-Suite	3.8sqm	



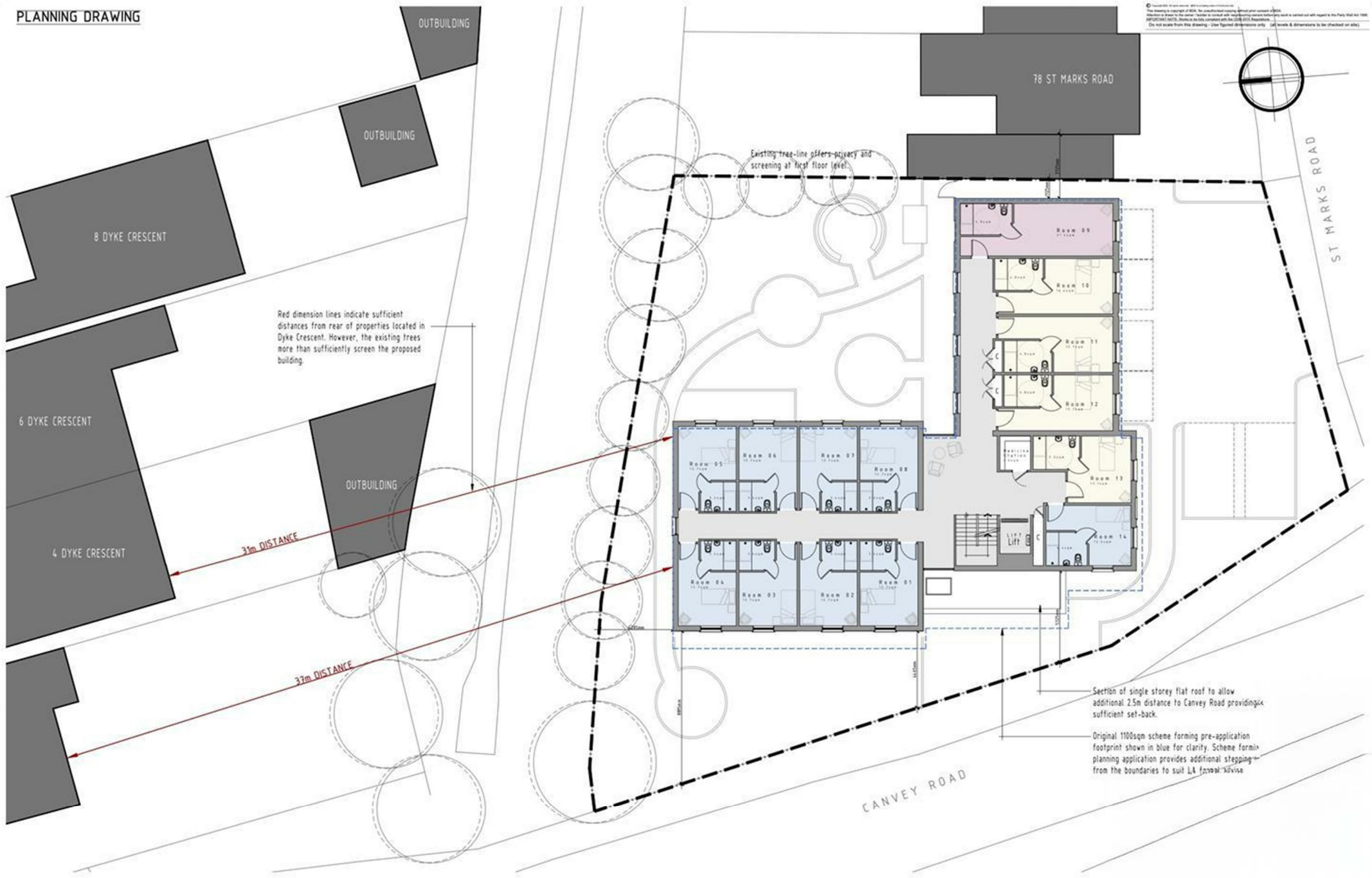
PROPOSED SECOND FLOOR PLAN

Room Number	Room Description	Room Size (SQM)	Notes
001	Room 01	12.7sqm	Single Room
002	Room 02 Ex-Suite	3.8sqm	
003	Room 03	12.7sqm	Single Room
004	Room 04 Ex-Suite	3.8sqm	
005	Room 05	12.7sqm	Single Room
006	Room 06 Ex-Suite	3.8sqm	
007	Room 07	12.7sqm	Single Room
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047	Room 47	12.7sqm	Single Room
048	Room 48 Ex-Suite	3.8sqm	
049	Room 49	12.7sqm	Single Room
050	Room 50 Ex-Suite	3.8sqm	
051	Room 51	12.7sqm	Single Room
052	Room 52 Ex-Suite	3.8sqm	
053	Room 53	12.7sqm	Single Room
054	Room 54 Ex-Suite	3.8sqm	
055	Room 55	12.7sqm	Single Room
056	Room 56 Ex-Suite	3.8sqm	
057	Room 57	12.7sqm	Single Room
058	Room 58 Ex-Suite	3.8sqm	
059	Room 59	12.7sqm	Single Room
060	Room 60 Ex-Suite	3.8sqm	
061	Room 61	12.7sqm	Single Room
062	Room 62 Ex-Suite	3.8sqm	
063	Room 63	12.7sqm	Single Room
064	Room 64 Ex-Suite	3.8sqm	
065	Room 65	12.7sqm	Single Room
066	Room 66 Ex-Suite	3.8sqm	
067	Room 67	12.7sqm	Single Room
068	Room 68 Ex-Suite	3.8sqm	
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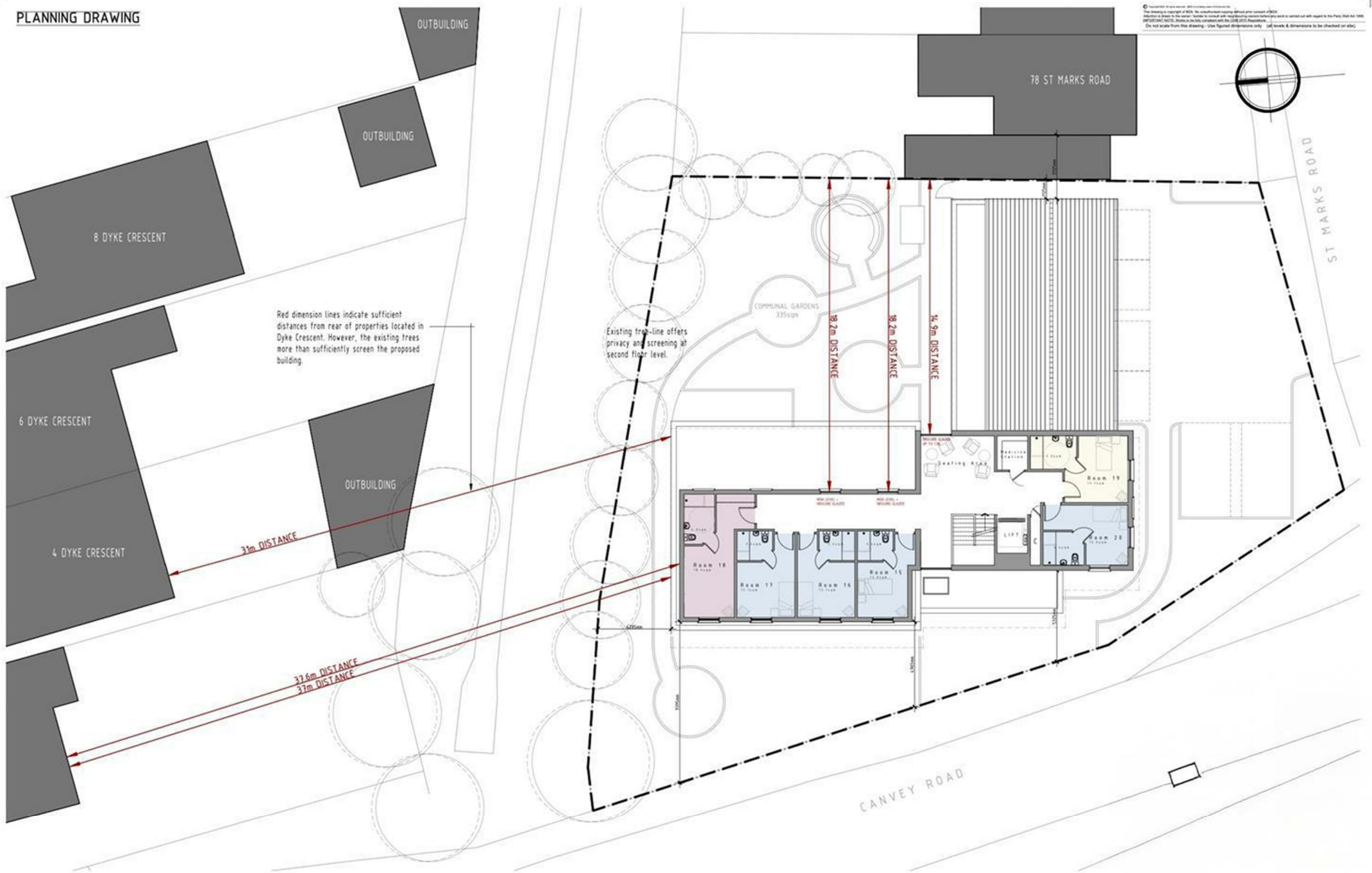
LEGEND / KEY:	
	12-13sqm ROOM
	13-16sqm ROOM
	16-22sqm ROOM
	COMMUNAL SPACES
	ROOM CODE

PROPOSED SCHEDULE OF ACCOMMODATION

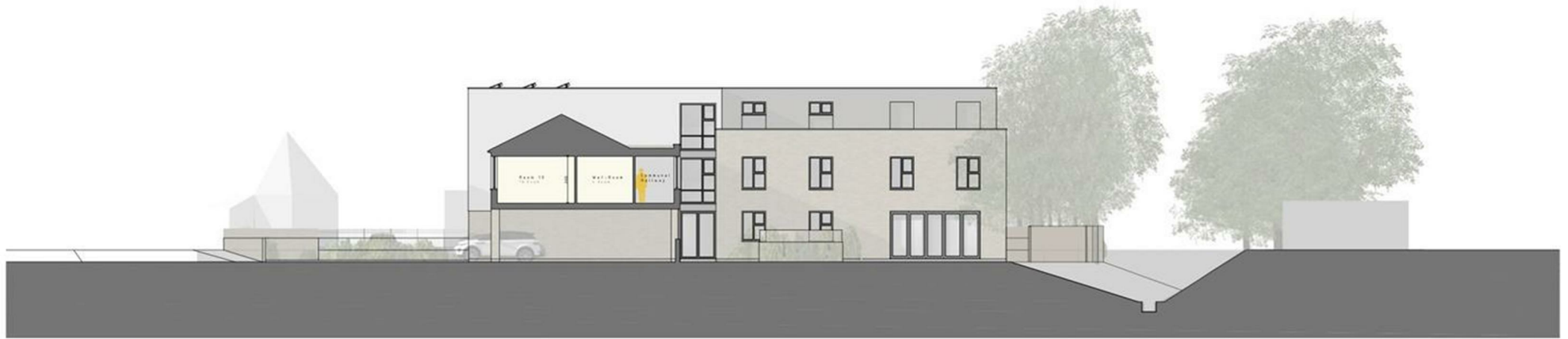
PLANNING DRAWING



PROPOSED FIRST FLOOR PLAN 1:100



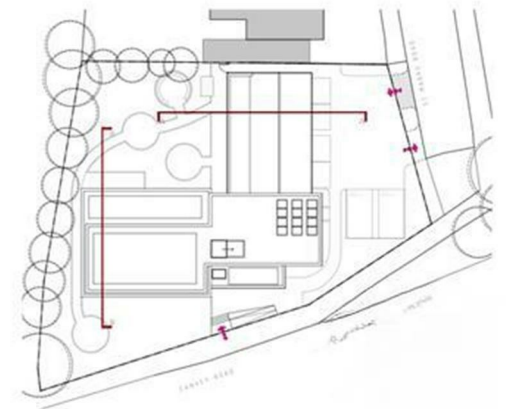
PROPOSED SECOND FLOOR PLAN 1:100

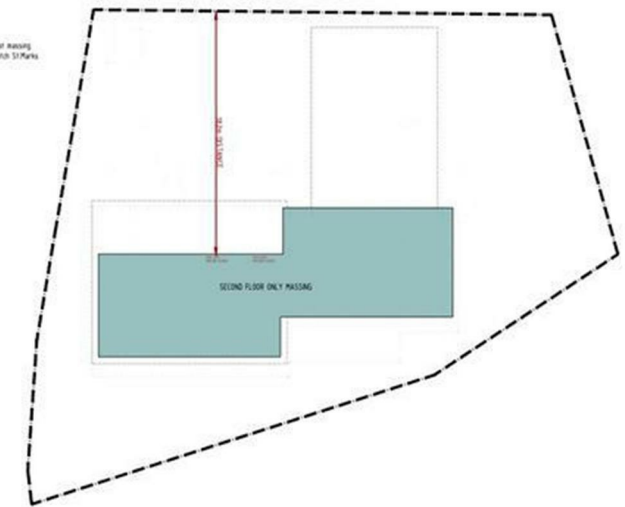


PROPOSED SECTION A-A 1:100



PROPOSED SECTION B-B 1:100





SECOND FLOOR PLATE



SITE PLAN 1:500



