



Care Home Site

Canvey Road | Canvey Island | SS8 0QP

Price Guide £700,000

bear
Estate Agents

* £700,000 TO £750,000 * 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:

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

The Site occupies a prominent location in the Town of Canvey Island with a dominant location, ideal for a Care Home. The site is offered on a vacant possession.

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 uses a high quality synthetic render. Facade is a part of the material palette. An example of the synthetic render is shown to the right.

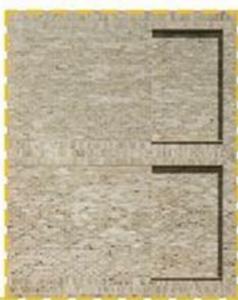


SLATTED CLADDING 'Forma' Slatted Cladding in vertical formation. Colour: Silver Birch. This cladding is utilised to soften the facade and create material breaks between the textured brickwork.



PROPOSED SIDE ELEVATION 1:100

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

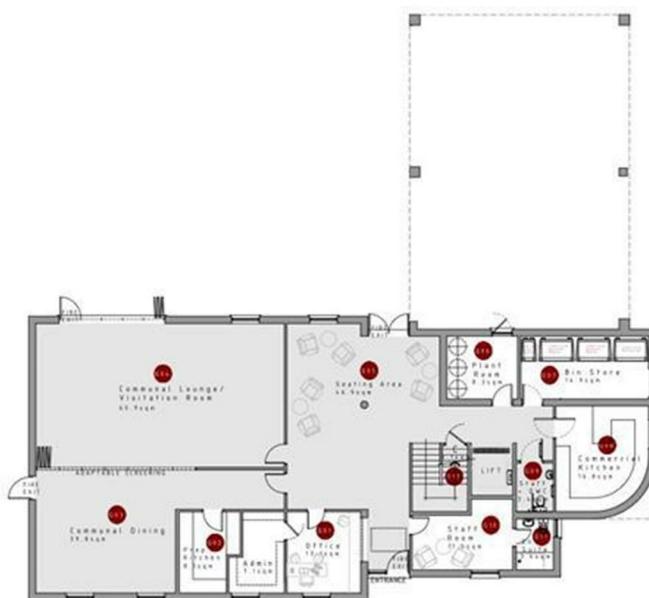


PLANNING DRAWING

© Springer-Verlag Wien 2004. Printed in the U.S.A. ISBN 3-211-83069-1
This download is copyrighted by Springer. Any redistribution or copying without prior consent of Springer
is illegal. It is the owner's liability to consult with neighboring rights owners before any work is carried out with regard to the "Party Music Act 1999".
IMPORTANT NOTICE: The online version of this book (http://www.springerlink.com) is subject to copyright.
For use and other details, please see the Terms and Conditions of the Website (http://www.springerlink.com).
This book is also available as an e-book (http://www.springerlink.com). Use the search function in the SpringerLink search bar to find it.



EXISTING SITE LAYOUT PLAN 1:100



PROPOSED GROUND FLOOR PLAN

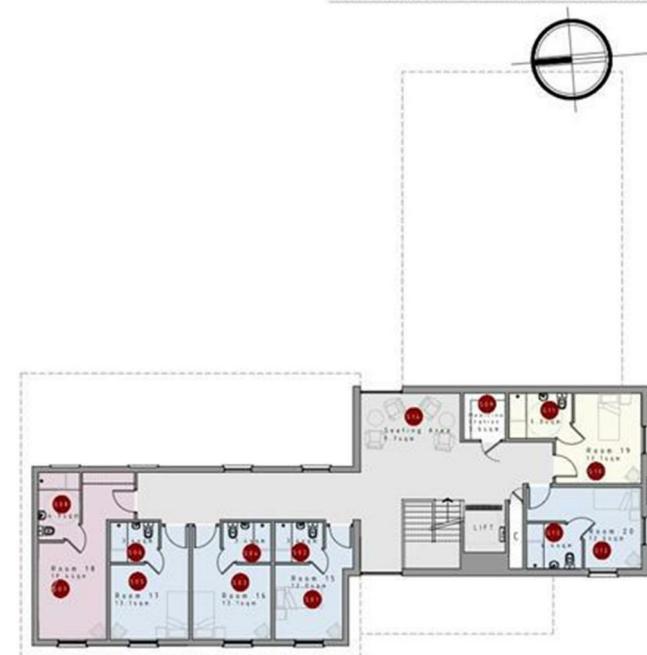
Room Number	Room Description	Room Size (SQM)	Notes
Ground Floor			
G01	Office (inc. Admin)	18.75sqm + 9.75sqm	inc. Reception Counter
G02	Prep Kitchen	8.75sqm	
G03	Communal Dining	16.75sqm	Adaptable Screening
G04	Communal Lounge	16.75sqm	Adaptable Screening
G05	Seating Area	6.75sqm	
G06	First Room	8.75sqm	
G07	Bin Store	16.75sqm	
G08	Commercial Kitchen	16.75sqm	
G09	Staff + Disabled WC	3.75sqm	
G10	Staff Room	11.75sqm	
G11	En-Suite	3.75sqm	
G12	Cupboard	3.75sqm	



PROPOSED FIRST FLOOR PLAN

Room Number	Room Description	Room Size (SQM)	Notes
First Floor			
F01	Room 01	12.75sqm	Single Room
F02	Room 01 En-Suite	3.75sqm	
F03	Room 02	12.75sqm	Single Room
F04	Room 02 En-Suite	3.75sqm	
F05	Room 03	12.75sqm	Single Room
F06	Room 03 En-Suite	3.75sqm	
F07	Room 04	12.75sqm	Single Room
F08	Room 04 En-Suite	3.75sqm	
F09	Room 05	12.75sqm	Single Room
F10	Room 05 En-Suite	3.75sqm	
F11	Room 06	12.75sqm	Single Room
F12	Room 06 En-Suite	3.75sqm	
F13	Room 07	12.75sqm	Single Room
F14	Room 07 En-Suite	3.75sqm	
F15	Room 08	12.75sqm	Single Room
F16	Room 08 En-Suite	3.75sqm	
F17	Medicine Station	3.75sqm	Locked Medicine Storage
F18	Room 09	13.75sqm	Single Room
F19	Room 09 En-Suite	3.75sqm	Hidden Turning Circle
F20	Room 10	12.75sqm	Single Room
F21	Room 10 En-Suite	4.75sqm	
F22	Room 11	15.75sqm	Single Room
F23	Room 11 En-Suite	4.75sqm	Hidden Turning Circle
F24	Room 12	16.75sqm	Single Room
F25	Room 12 En-Suite	5.75sqm	Hidden Turning Circle
F26	Room 13	15.75sqm	Single Room
F27	Room 13 En-Suite	4.75sqm	Hidden Turning Circle
F28	Room 14	16.75sqm	Single Room
F29	Room 14 En-Suite	4.75sqm	Hidden Turning Circle
F30	Room 15	21.75sqm	Double Room
F31	Room 16 En-Suite	4.75sqm	Hidden Turning Circle
F32	Cupboard	0.75sqm	
F33	Cupboard	0.75sqm	
F34	Seating Area	3.75sqm	

PROPOSED SCHEDULE OF ACCOMMODATION



PROPOSED SECOND FLOOR PLAN

Room Number	Room Description	Room Size (SQM)	Notes
Second Floor			
S01	Room 16	12.75sqm	Single Room
S02	Room 16 En-Suite	3.75sqm	
S03	Room 17	13.75sqm	Single Room
S04	Room 18 En-Suite	3.75sqm	
S05	Room 19	13.75sqm	Single Room
S06	Room 19 En-Suite	3.75sqm	
S07	Room 20	18.75sqm	Double Room
S08	Room 20 En-Suite	4.75sqm	Hidden Turning Circle
S09	Medicine Station	3.75sqm	Locked Medicine Storage
S10	Room 21	13.75sqm	Single Room
S11	Room 22 En-Suite	3.75sqm	Hidden Turning Circle
S12	Room 23	13.75sqm	Single Room
S13	Room 24 En-Suite	3.75sqm	
S14	Seating Area	3.75sqm	

LEGEND / KEY:	
	12-13sqm ROOM
	13-16sqm ROOM
	16-22sqm ROOM
	COMMUNAL SPACES
	ROOM CODE

Red dimension lines indicate sufficient distances from rear of properties located Dyke Crescent. However, the existing trees more than sufficiently screen the proposed building.

100' DISTANCE

37m DISTANCE

Existing tree-line offers privacy and screening at first floor level.

6 DYKE CRESCENT

4 DYKE CRESCENT

A floor plan diagram showing a rectangular room divided into four smaller rectangular sections labeled Room 05, Room 06, Room 07, and Room 08. Each room contains a bed icon. Room 05 is at the top left, Room 06 is at the top right, Room 07 is at the bottom left, and Room 08 is at the bottom right. The rooms are separated by thin vertical and horizontal lines.

111

Section of single storey flat roof to allow additional 2.5m distance to Canvey Road providing a sufficient set-back.

Original 1100sqm scheme forming pre-application footprint shown in blue for clarity. Scheme forming application provides additional stepping from the boundaries to suit LA formalities.

CANVEY ROAD

PROPOSED FIRST FLOOR PLAN 1:100



PLANNING DRAWING

Red dimension lines indicate sufficient distances from rear of properties located in Dyke Crescent. However, the existing trees more than sufficiently screen the proposed building.

6 DYKE CRESCENT

4 DYKE CRESCENT

~~3'm DISTANCE~~

~~37.6m DISTANCE~~
~~37m DISTANCE~~

Existing free-line offer
privacy and screening at
second floor level.

COMMUNAL GARDEN

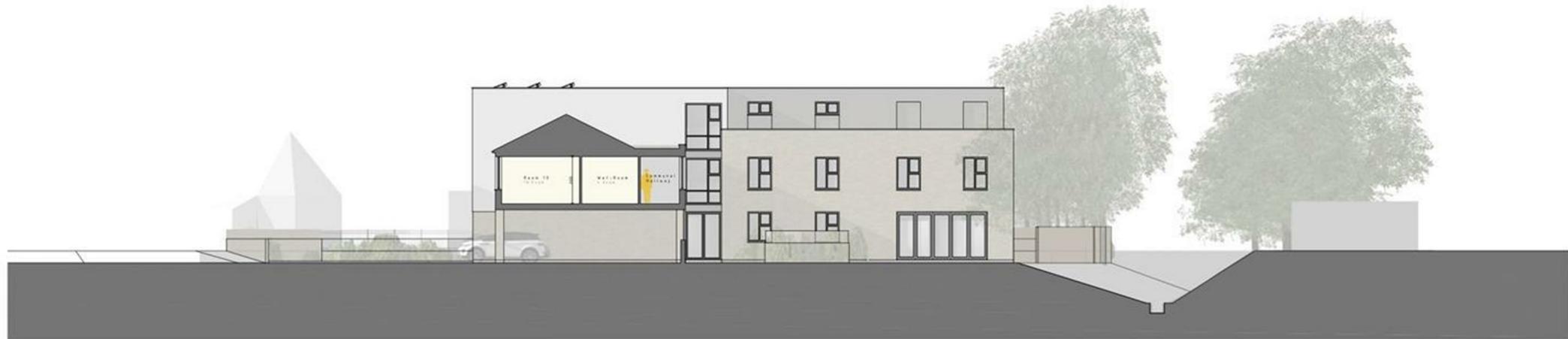
78 ST MARKS ROAD

WALKS ROAD

CANVEY ROAD

PROPOSED SECOND FLOOR PLAN 1:100





PROPOSED SECTION A-A 1:100

