



# 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 hosts a complimentary 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





EXISTING SITE LAYOUT PLAN 1:100





# PLANNING DRAWING



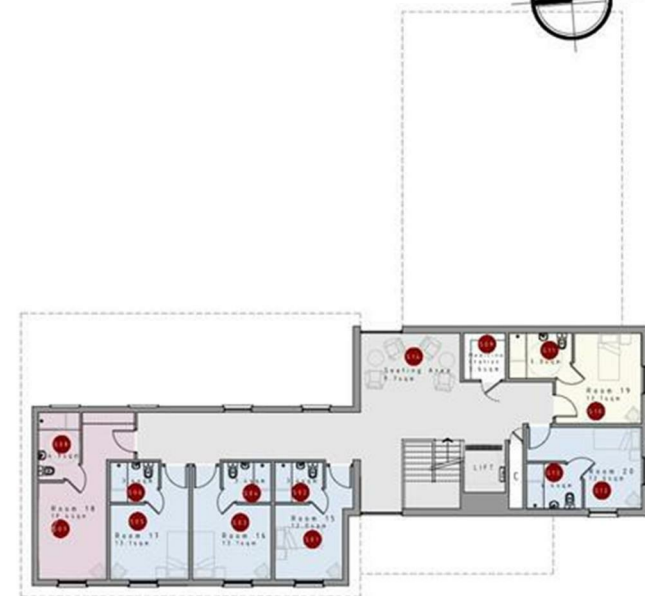
PROPOSED GROUND FLOOR PLAN

| Room Number         | Room Description    | Room Size (SQM)  | Notes                |
|---------------------|---------------------|------------------|----------------------|
| <b>Ground Floor</b> |                     |                  |                      |
| 001                 | Office (See Above)  | 10.7sqm x 7.1sqm | See Reception Center |
| 002                 | Reception Kitchen   | 8.7sqm           |                      |
| 003                 | Communal Dining     | 10.4sqm          | Adapted Screening    |
| 004                 | Communal Lounge     | 15.7sqm          | Adapted Screening    |
| 005                 | Waiting Area        | 10.4sqm          |                      |
| 006                 | Plant Room          | 8.7sqm           |                      |
| 007                 | Bin Store           | 16.4sqm          |                      |
| 008                 | Communal Kitchen    | 16.4sqm          |                      |
| 009                 | Staff - Disabled WC | 10.4sqm          |                      |
| 010                 | Staff Room          | 10.4sqm          |                      |
| 011                 | Ex-Suite            | 10.4sqm          |                      |
| 012                 | Capboard            | 10.4sqm          |                      |



PROPOSED FIRST FLOOR PLAN

| Room Number        | Room Description | Room Size (SQM) | Notes                   |
|--------------------|------------------|-----------------|-------------------------|
| <b>First Floor</b> |                  |                 |                         |
| F01                | Room 01          | 12.7sqm         | Single Room             |
| F02                | Room 01 Ex-Suite | 3.4sqm          |                         |
| F03                | Room 02          | 12.7sqm         | Single Room             |
| F04                | Room 02 Ex-Suite | 3.4sqm          |                         |
| F05                | Room 03          | 12.7sqm         | Single Room             |
| F06                | Room 03 Ex-Suite | 3.4sqm          |                         |
| F07                | Room 04          | 12.7sqm         | Single Room             |
| F08                | Room 04 Ex-Suite | 3.4sqm          |                         |
| F09                | Room 05          | 12.7sqm         | Single Room             |
| F10                | Room 05 Ex-Suite | 3.4sqm          |                         |
| F11                | Room 06          | 12.7sqm         | Single Room             |
| F12                | Room 06 Ex-Suite | 3.4sqm          |                         |
| F13                | Room 07          | 12.7sqm         | Single Room             |
| F14                | Room 07 Ex-Suite | 3.4sqm          |                         |
| F15                | Room 08          | 12.7sqm         | Single Room             |
| F16                | Room 08 Ex-Suite | 3.4sqm          |                         |
| F17                | Medicine Station | 3.4sqm          | Locked Medicine Storage |
| F18                | Room 10          | 13.7sqm         | Single Room             |
| F19                | Room 10 Ex-Suite | 3.4sqm          | 1500mm Turning Circle   |
| F20                | Room 16          | 12.7sqm         | Single Room             |
| F21                | Room 16 Ex-Suite | 3.4sqm          |                         |
| F22                | Room 12          | 15.7sqm         | Single Room             |
| F23                | Room 12 Ex-Suite | 3.4sqm          | 1500mm Turning Circle   |
| F24                | Room 11          | 15.7sqm         | Single Room             |
| F25                | Room 11 Ex-Suite | 3.4sqm          | 1500mm Turning Circle   |
| F26                | Room 18          | 16.4sqm         | Single Room             |
| F27                | Room 18 Ex-Suite | 3.4sqm          | 1500mm Turning Circle   |
| F28                | Room 09          | 21.4sqm         | Double Room             |
| F29                | Room 20 Ex-Suite | 3.4sqm          | 1500mm Turning Circle   |
| F30                | Capboard         | 8.7sqm          |                         |
| F31                | Capboard         | 8.7sqm          |                         |
| F32                | Waiting Area     | 10.4sqm         |                         |



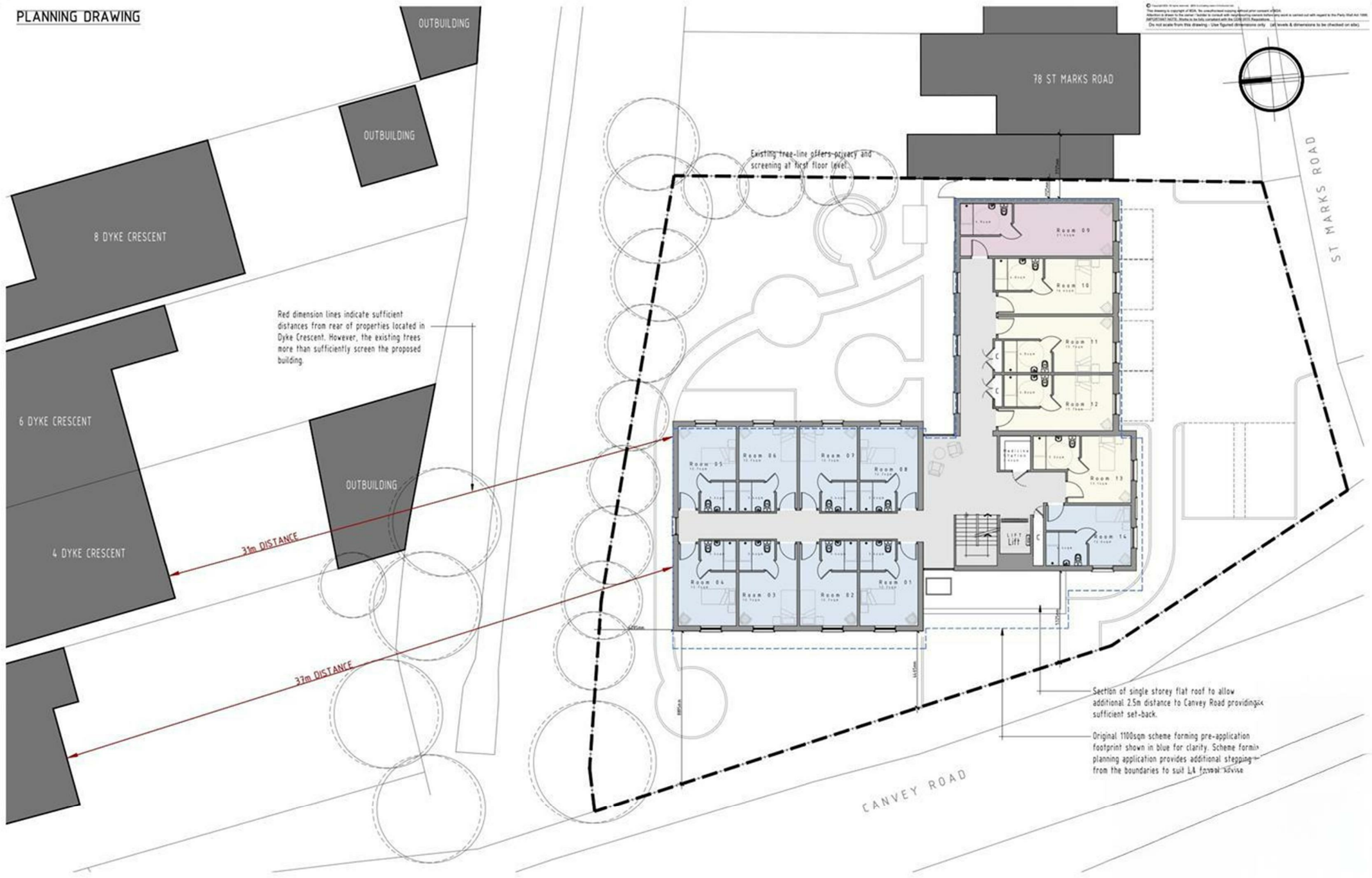
PROPOSED SECOND FLOOR PLAN

| Room Number         | Room Description | Room Size (SQM) | Notes       |
|---------------------|------------------|-----------------|-------------|
| <b>Second Floor</b> |                  |                 |             |
| S01                 | Room 10          | 13.7sqm         | Single Room |
| S02                 | Room 10 Ex-Suite | 3.4sqm          |             |
| S03                 | Room 11          | 15.7sqm         | Single Room |
| S04                 | Room 11 Ex-Suite | 3.4sqm          |             |
| S05                 | Room 12          | 15.7sqm         | Single Room |
| S06                 | Room 12 Ex-Suite | 3.4sqm          |             |
| S07                 | Room 13          | 15.7sqm         | Single Room |
| S08                 | Room 13 Ex-Suite | 3.4sqm          |             |
| S09                 | Room 14          | 15.7sqm         | Single Room |
| S10                 | Room 14 Ex-Suite | 3.4sqm          |             |
| S11                 | Room 15          | 15.7sqm         | Single Room |
| S12                 | Room 15 Ex-Suite | 3.4sqm          |             |
| S13                 | Room 16          | 12.7sqm         | Single Room |
| S14                 | Room 16 Ex-Suite | 3.4sqm          |             |
| S15                 | Room 17          | 12.7sqm         | Single Room |
| S16                 | Room 17 Ex-Suite | 3.4sqm          |             |

| LEGEND / KEY:   |                 |
|---|-----------------|
| <span style="background-color: #e0e0ff; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>                     | 12-13sqm ROOM   |
| <span style="background-color: #ffffe0; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>                     | 13-16sqm ROOM   |
| <span style="background-color: #ffe0ff; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>                     | 16-22sqm ROOM   |
| <span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>                     | COMMUNAL SPACES |
| <span style="background-color: #ff0000; border: 1px solid black; border-radius: 50%; display: inline-block; width: 10px; height: 10px;"></span> | ROOM CODE       |

PROPOSED SCHEDULE OF ACCOMMODATION

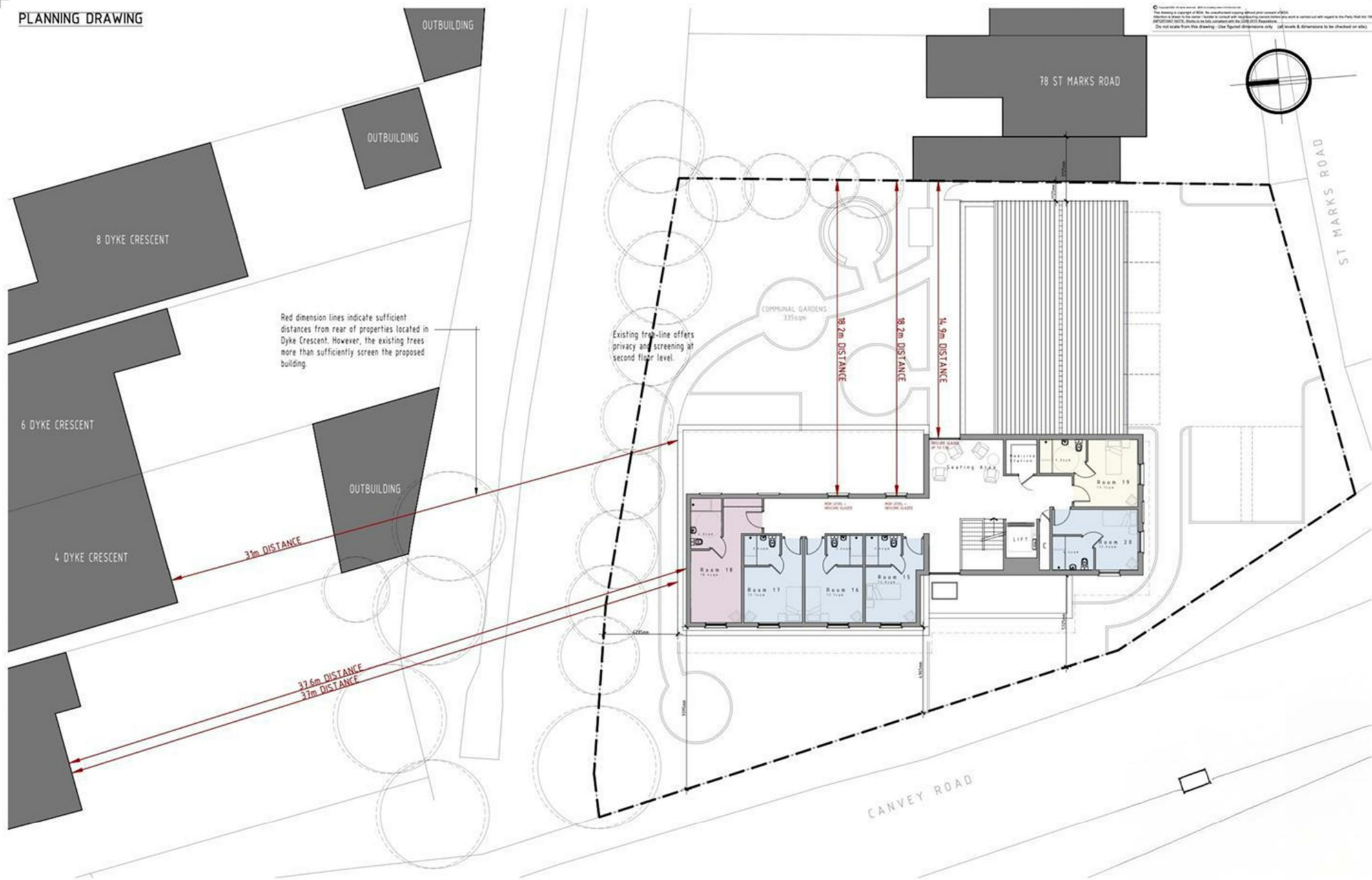
# PLANNING DRAWING



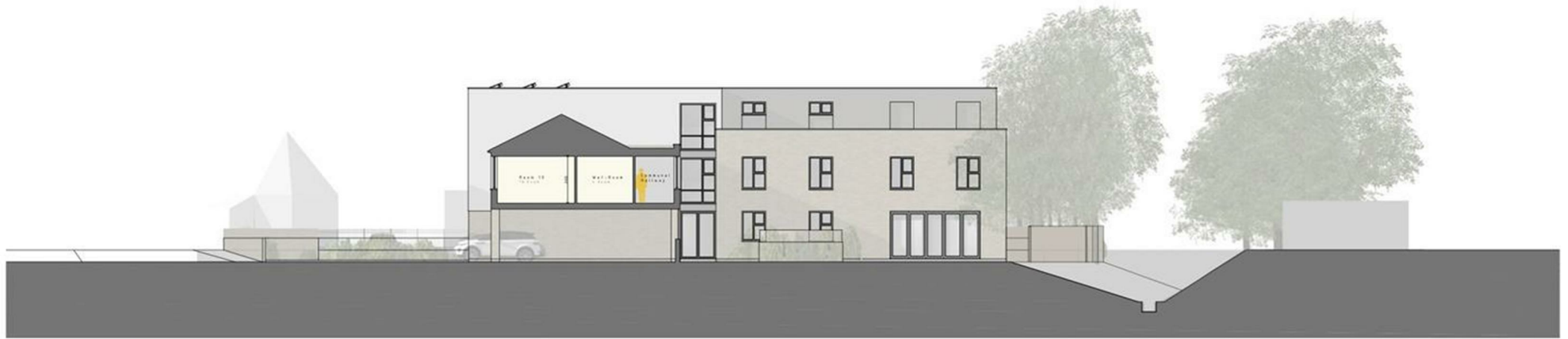
PROPOSED FIRST FLOOR PLAN 1:100







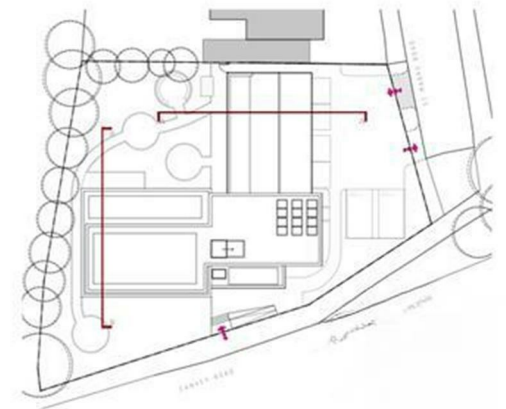
PROPOSED SECOND FLOOR PLAN 1:100



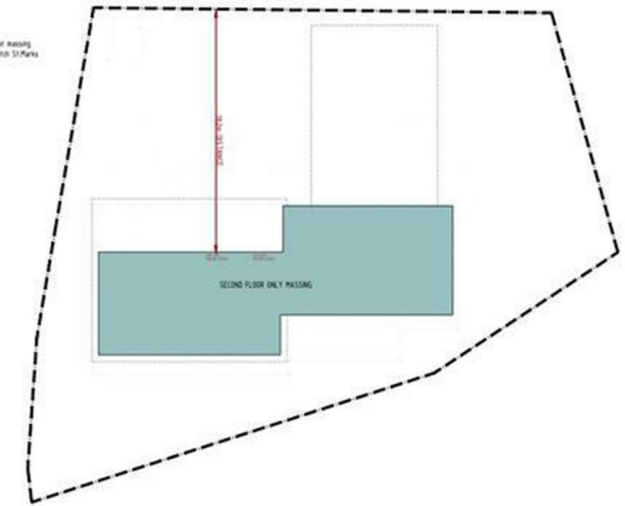
PROPOSED SECTION A-A 1:100



PROPOSED SECTION B-B 1:100







SECOND FLOOR PLATE



**SITE PLAN** 1:500





