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Canvey Road, Canvey Island SS8 0QP  
Guide price £650,000

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Aspire Estate Agents Land & New Homes are delighted to present this approved development opportunity for a purpose-built, three-storey care home facility located in the sought-after coastal town of Canvey Island, Essex. The scheme has been carefully designed to integrate seamlessly with the local character, offering a modern, functional, and sustainable solution to meet the rising demand for older persons' accommodation within the area.

The ground floor has been thoughtfully planned to promote community and comfort, featuring a spacious communal lounge, dining area, and separate seating zones. It also includes a large commercial kitchen, dedicated laundry room, and staff accommodation, all designed to support the day-to-day operation of the care facility. Accessibility is ensured through a centrally located passenger lift, while vehicular and visitor parking, including under-croft staff parking, provides convenience and security for residents, staff, and visitors alike.

For more information please contact us at 01268 777 400 to see the PDF Versions

The first floor offers a welcoming and practical layout with both lift and stair access leading to a generous landing area. This level incorporates a comfortable communal seating space and storage facilities, as well as a series of well-appointed bedroom suites benefiting from pleasant aspects overlooking both the front and rear landscaped gardens.

The second floor mirrors the design of the first, providing additional bedroom suites, a communal seating area, and storage space. The continuity of layout across upper levels ensures operational efficiency, ease of care provision, and accessibility for residents and staff.

Externally, the development enjoys landscaped front and rear gardens designed to promote relaxation, therapy, and interaction with nature. These private outdoor spaces feature seating areas, visitor and staff parking, and direct vehicular access from St Marks Road alongside pedestrian access from Canvey Road. The landscaping strategy incorporates wildlife-friendly planting, bat and bird boxes, and eco-corridors to support biodiversity and enhance the local environment.

The scheme prioritises accessibility, with full lift access to all floors, en-suite bedrooms, dedicated parking, and communal garden spaces thoughtfully designed for therapeutic and recreational use. Every aspect of the development aims to promote independence, wellbeing, and comfort for residents.

Located in a prominent position within Canvey Island, the site benefits from excellent transport connections and close proximity to key amenities. Frequent bus routes run directly along the A130 (Canvey Road), providing easy access to nearby towns, while Benfleet Station (C2C Line) offers direct train services to London Fenchurch Street in approximately 47 minutes. The surrounding area provides a wealth of amenities including supermarkets, GP surgeries, schools, and leisure facilities, along with access to scenic coastal and estuary landscapes, making this an ideal setting for a high-quality care facility.

Transport connectivity – excellent links via bus and rail (Benfleet station to London in approx. 47 minutes) enhancing usability for staff/visitors.

Flexible potential – while the scheme is for 20-bedrooms (or up to 24 in some references) it provides a strong platform for investor tailoring, subject to STPP.

Clear site area and building size metrics – site approx 0.23 acres; building size approx. 7,300?sq ft (~678?m²) gives clarity to build cost modelling and GDV forecasting.

Room / Floor Measurements (Approximate)

Below are estimate-based measurements for the principal areas of the scheme converted into both feet and meters for clarity. These are derived from the overall building size and layout summary and must be verified by architect/surveyor:

Ground Floor

Communal Lounge & Dining Area: approx. 2,000 sq ft (~185.8 m²) ~ 45 ft x 45 ft (13.7 m x 13.7 m)

Commercial Kitchen: approx. 400 sq ft (~37.2 m²) ~ 20 ft x 20 ft (6.1 m x 6.1 m)

Laundry/Staff/Storage: approx. 300 sq ft (~27.9 m²) ~ 17 ft x 17 ft (5.2 m x 5.2 m)

Function/Seating Area: approx. 500 sq ft (~46.5 m²) ~ 22 ft x 22 ft (6.7 m x 6.7 m)

Lift & Circulation/Stairs: approx. 250 sq ft (~23.2 m²)

First Floor

Landing/Seating Zone: approx. 300 sq ft (~27.9 m²)

Storage/Plant: approx. 200 sq ft (~18.6 m²)

Bedroom Suites: remainder of floor area (assuming ~2,500 sq ft for bedrooms) ? approx. 2,000 sq ft (~185.8 m²) for bedroom suites area

Second Floor

Similar to first floor: Landing/Seating ~300 sq ft (~27.9 m²)

Storage ~200 sq ft (~18.6 m²)

Bedroom Suites ~2,000 sq ft (~185.8 m²)

External Site

Front Garden & Rear Garden combined: approximate area in line with site dimensions – given site area ~0.23 acres (~10,019 sq ft / ~930 m²) and building footprint maybe ~2,500-3,000 sq ft (~232-279 m²), the residual garden/parking space may measure ~7,000 sq ft (~650 m²) both front and rear combined.

Visitor/Staff Parking: 8 visitor + 4 staff spaces; under-croft to maximise footprint efficiency.

Additional Considerations

Build Costs & GDV: The purchaser is advised to obtain detailed costings including construction, fit-out, professional fees, service connections, landscaping, parking, lifts and contingency.

Section 106 / CIL: Buyers should make direct enquiry with Castle?Point?Borough?Council regarding Community Infrastructure Levy and Section 106 contributions (vendor advises no CIL, NHS contribution £4,500, RAMS £500) but this should be verified. Rightmove

Services: The vendor confirms full services are connected, but buyers must verify adequacy and capacity of utilities (water, drainage, electricity, gas, telecoms).

Planning Conditions: Ensure compliance with all conditions attached to the planning permission, and any reserved matters are addressed.

Market Demand / Operational Model: Given the market need cited (older persons accommodation), the operator model, staffing, resident mix, care registration (CQC in England) and regulatory compliance must be addressed.

Timing & Phasing: Consider lead-in time for demolition of existing dwelling, procurement, construction, licensing and opening of facility.

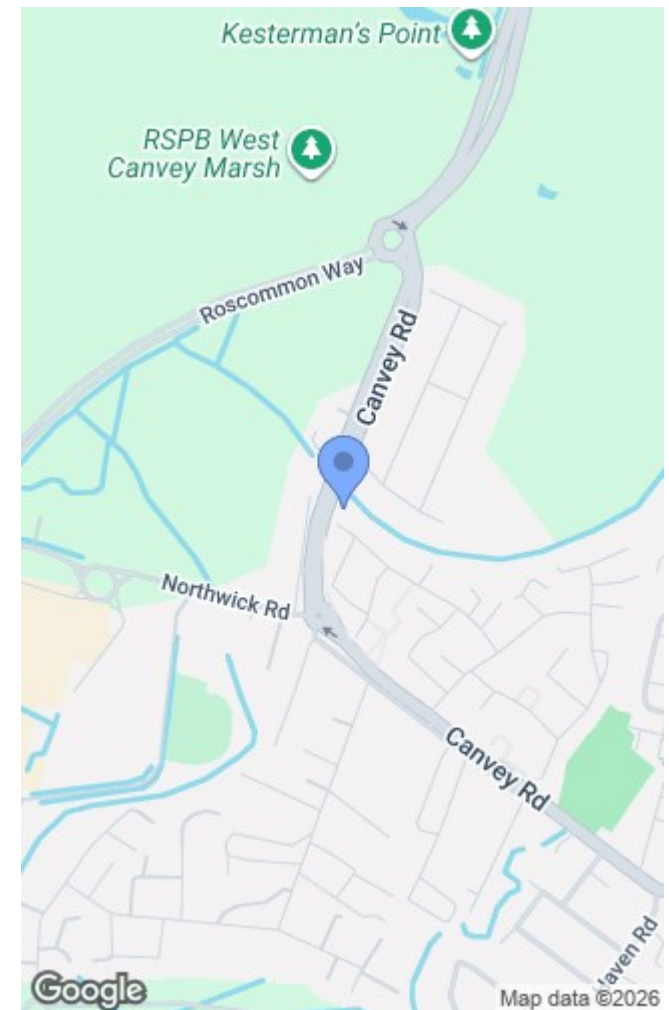
Development Risk: As with any development subject to planning and construction, risks include cost overruns, marketing and letting risk, regulatory changes and competition.

Further Potential: Vendor mention further development potential STPP (subject to planning) – purchasers may explore whether additional capacity or alternative use could enhance value.

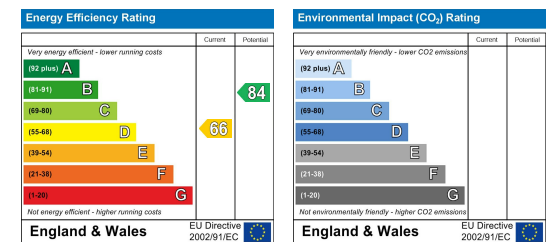
Summary

This is a high-quality development opportunity to acquire a freehold site with full planning permission for a purpose-built care home in a high-demand area. With a well-specified scheme, strong demographic drivers, and defined planning approval, the site presents an excellent platform for a developer or care-home operator. The key is to ensure detailed due-diligence on build costs, projections, operational model and statutory compliance.





Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.



# PLANNING DRAWING



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

EXIST'G CLADDING: The existing brickwork is to be retained and used as part of the external palette. The quality of the brickwork is to be retained in situ to the top.



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# PLANNING DRAWING



EXISTING (CANVEY ROAD VIEW)



PROPOSED (CANVEY ROAD VIEW)



EXISTING (SCHEMATIC VIEW)



PROPOSED (SCHEMATIC VIEW)



PROPOSED (SCHEMATIC VIEW 2)



PROPOSED (ST MARK'S ROAD VIEW)

