



Ayers & Cruiks
COMMERCIAL

For Sale

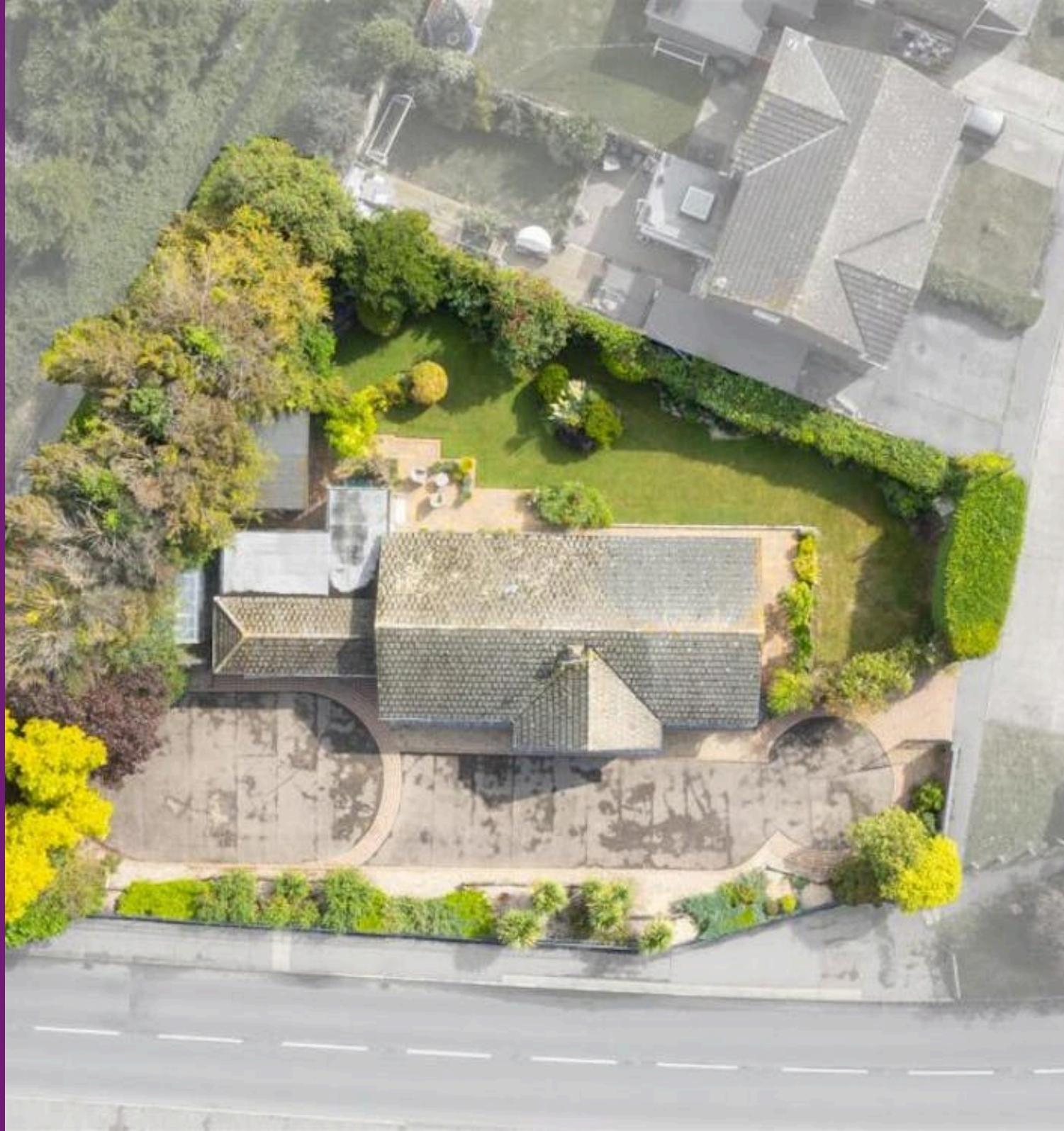
7,300 sq ft

**186 Canvey Road, Canvey
Island, SS8 0QP**

Development site in Canvey
with planning permission for a
3 storey, 20 bedroom care home
facility.

- Site approximately 0.23 of an acre
- No CIL payment
- Price £650,000

www.ayerscruiks.co.uk



186 Canvey Road, Canvey Island,
SS8 0QP

Summary

- Price: £650,000

Further information

- [View details on our website](#)

Contact & Viewings

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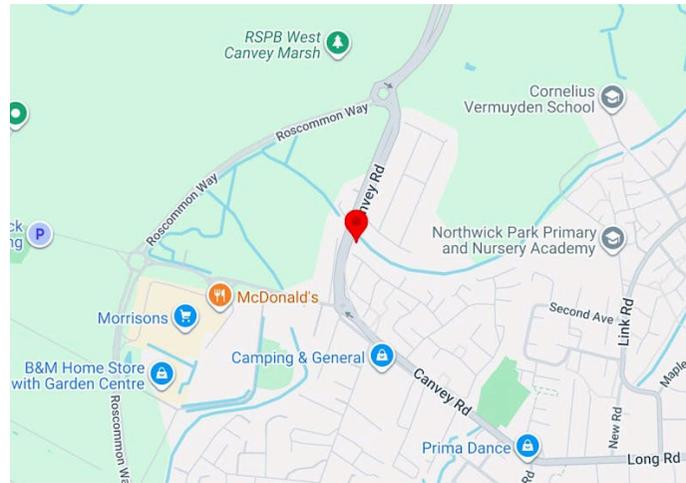
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Description

Development opportunity for a 20-bedroom new-build care home, which has recently secured planning permission. The approved scheme comprises: Large front and rear gardens with private seating areas, visitors and undercover parking spaces, private borders and a pedestrian access from Canvey Road. The ground floor space will be made up of a communal lounge and dining area, separate seating area, staff accommodation and toilet, laundry room, storage areas, commercial kitchen, lifts and access to both gardens. The first floor consists of stairs to landing, lift access, seating area, storage and bedroom suites. The second floor comprises of stairs to landing, lift access, seating area, storage and bedroom suites.

Planning Reference Number: 24/0197/FUL

Location

This development site is prominently situated along a well-trafficked arterial route, benefiting from strong passing vehicle flow and local footfall.

The surrounding area is a well-established mixed use neighbourhood, with a combination of residential housing, local amenities and independent retailers. The location offers convenient access to nearby town centres with bus connections conveniently positioned directly outside the site and Benfleet train station only a short journey away providing quick services into

Accommodation

Building Type	sq ft	sq m	Availability
Residential Development	7,300	678.19	Available

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Price

£650,000

PLANNING DRAWING



PLANNING DRAWING



PROPOSED SECTION B-B 1:100



PLANNING DRAWING



PROPOSED MASSING 1:200

PLANNING DRAWING



PROPOSED CARNEY ROAD VIEW



EXISTING MASSING 1:200

PLANNING DRAWING



PROPOSED BORNATE VIEW