



Extensive Development Site For Sale

Land at Roscommon Way, Canvey Island, Essex, SS8 0PT

Freehold site of 27.8 acres offered for sale unconditionally or subject to planning
Significant potential for large residential development and other uses





SUBJECT SITE

Canvey Road

Northwick Road

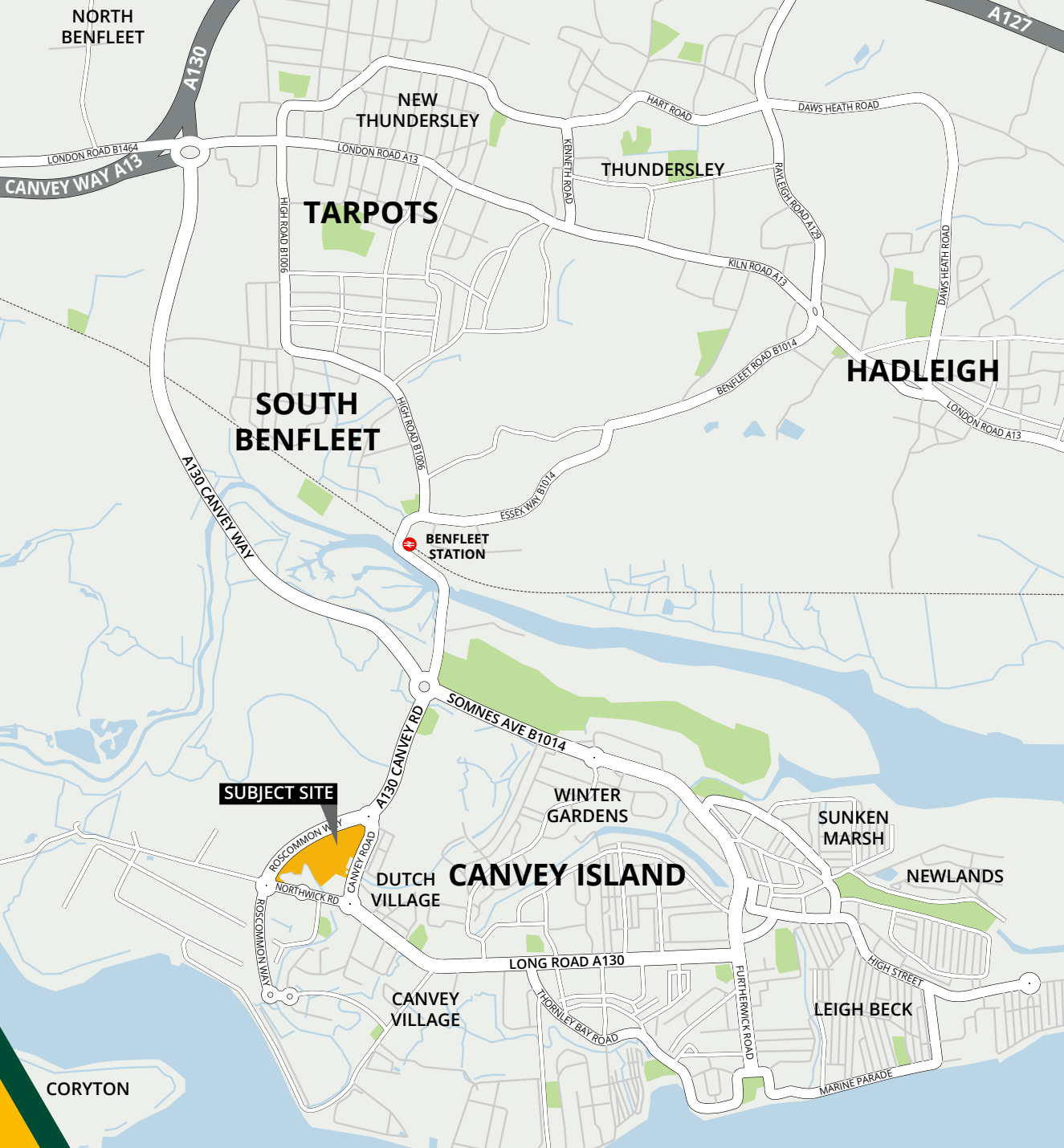
Roscommon Way

Key Facts

- Previously undeveloped site of circa 27.78 acres (11.24 hectares)
- Offered for sale unconditionally or subject to planning
- Site offers excellent potential for residential development based on emerging Local Plan allocation
- Forms the majority of the island site bounded by Roscommon Way, Canvey Road and Northwick Road
- Located on the western edge of Canvey Island with open fields to the west
- Morrison's supermarket and Canvey Island Retail Park are situated to the south

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Location

Canvey Island is located circa 30 miles east of London and 5 miles west of Southend-on-Sea.

It is an island on the north of the Thames Estuary in the County of Essex. It is separated from the mainland of South Essex by a network of creeks and waterways.

The subject site is situated on the western edge of Canvey Island to the east of Roscommon Way, which leads directly to the bridges at South Benfleet that link the island to the mainland.

It is situated in an attractive location with protected open space to the west, including RSPB West Canvey Marsh.

Morrison's supermarket is situated to the south on the opposite side of Northwick Road, adjacent to Canvey Island Retail Park which is occupied by an M&S Foodhall, B&M, Sports Direct and Costa.

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SUBJECT SITE

Roscommon Way

Canvey Road

Morrisons Petrol Station

Northwick Road

Roscommon Way



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Description

The subject property forms the majority of the large triangular island site bounded by Roscommon Way, Canvey Road and Northwick Road.

The site is previously undeveloped and is currently formed of open fields.

New accesses to the site would need to be formed as part of its development, most probably where it abuts Canvey Road.



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Tenure

The property is held freehold under Registered Titles numbered EX111164 and EX391179.

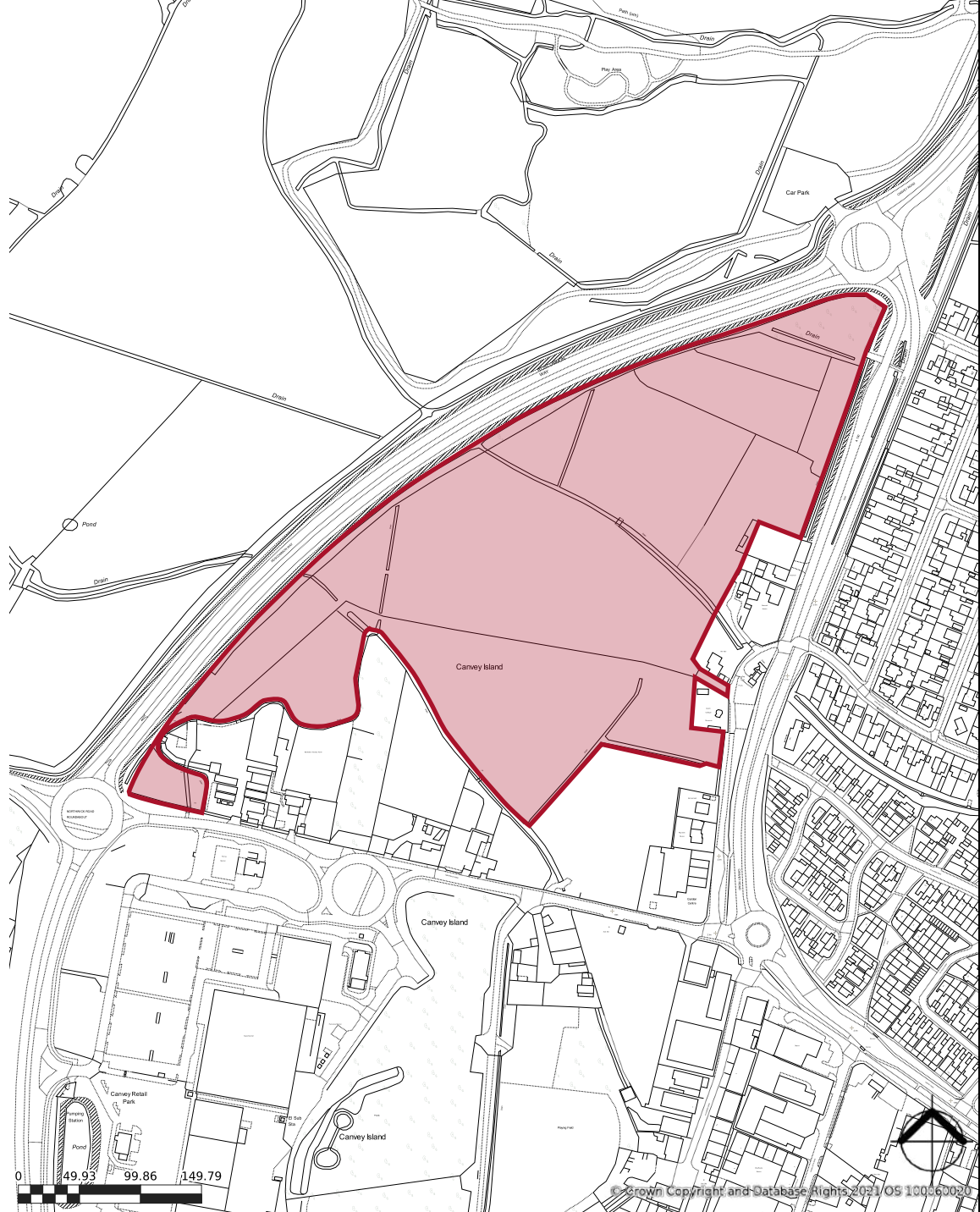
The site offered for sale is outlined in red for identification purposes only on the plan opposite.

A report on title prepared for Wm Morrison is available in the dataroom.



Site Area

Based on the approximate red line area shown on the plan opposite, it is estimated that the site extends to approximately 27.78 acres (11.24 hectares).



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Planning Background

The site is currently located within the Green Belt. However, Castle Point Borough Council have drafted a new Local Plan, which is currently being examined by the Planning Inspectorate on behalf of the Secretary of State and adoption of that plan is currently anticipated in Autumn 2021.

In the emerging Local Plan, the Council has identified the subject site as a housing allocation with a residential care home. Under the provisions of Policy HO24, the site is allocated to deliver around 196 new homes and a residential care home.

The site is therefore considered to be suitable for residential uses and could also be suitable for other appropriate uses once removed from the Green Belt by the new Local Plan allocation.



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The Opportunity

The freehold interest in the subject property is offered for sale either on an unconditional basis or by way of a subject to planning contract.

Offers are invited on either or both bases.



Viewing and Dataroom

A dataroom of legal and other information relating to the property is available to interested parties.

For access to the dataroom or to arrange to view the property, please contact Alex Moorhouse of Colliers International at:

alex.moorhouse@colliers.com
Tel: 0113 200 1875



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VAT

VAT will apply in respect of the sale of this property.

Legal Costs

Each party is to bear their own legal costs incurred in any transaction.

Contact

For further information and to discuss this property, please contact sole agents Colliers International:-

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