



High Street, Canvey Island, SS8 7RS

POA





Vacant land with planning permission for 40 residential flats with parking and associated access & facilities.

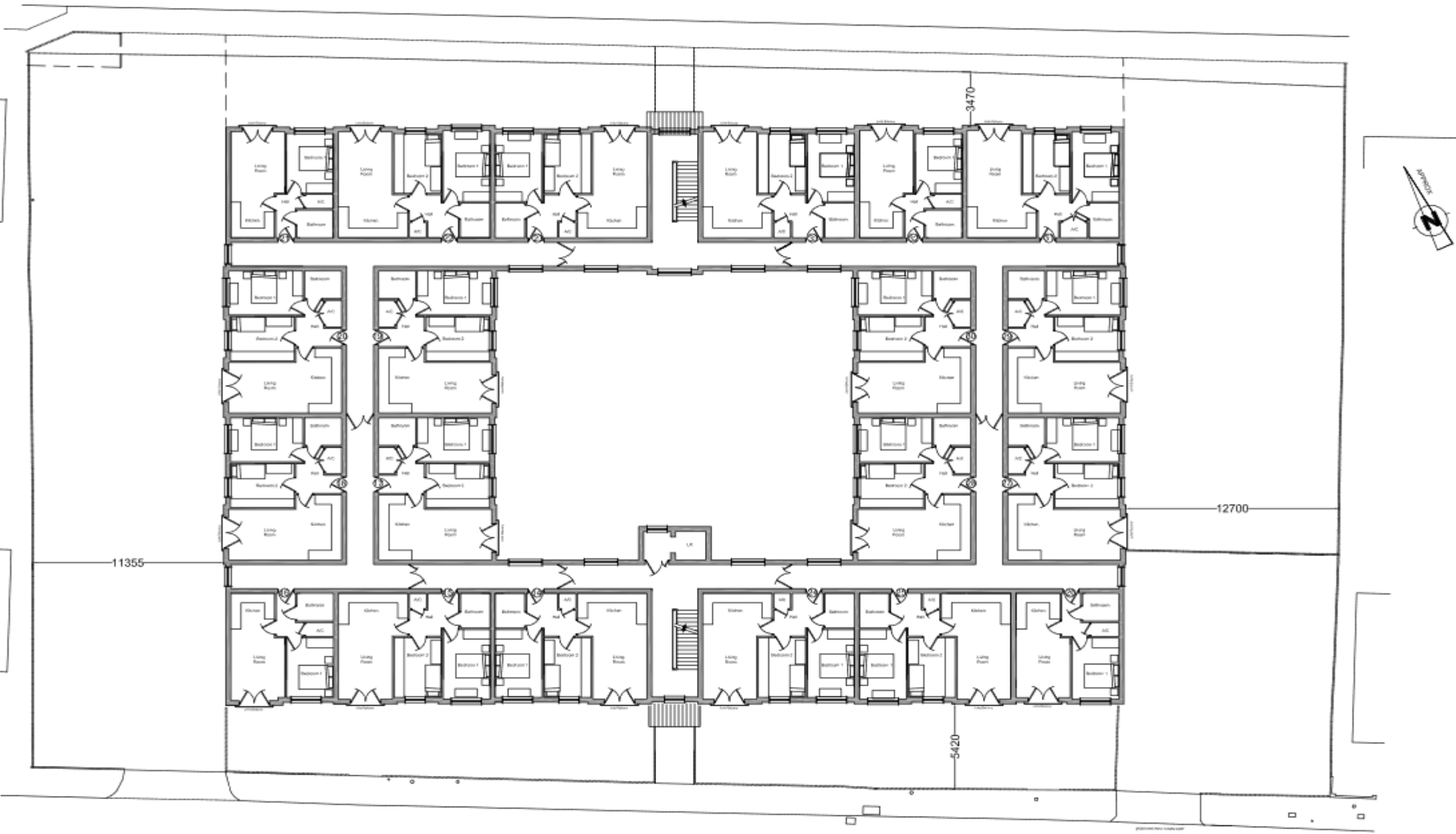
A fantastic opportunity to purchase this unique Development in Canvey Island.

Ideally located on Canvey Island High street, this development is well positioned within walking distance to the coast, and most of Canvey Islands fantastic amenities. The development is under 90 minutes by train to Liverpool Street, London and is very close to the A13 if commuting by car.

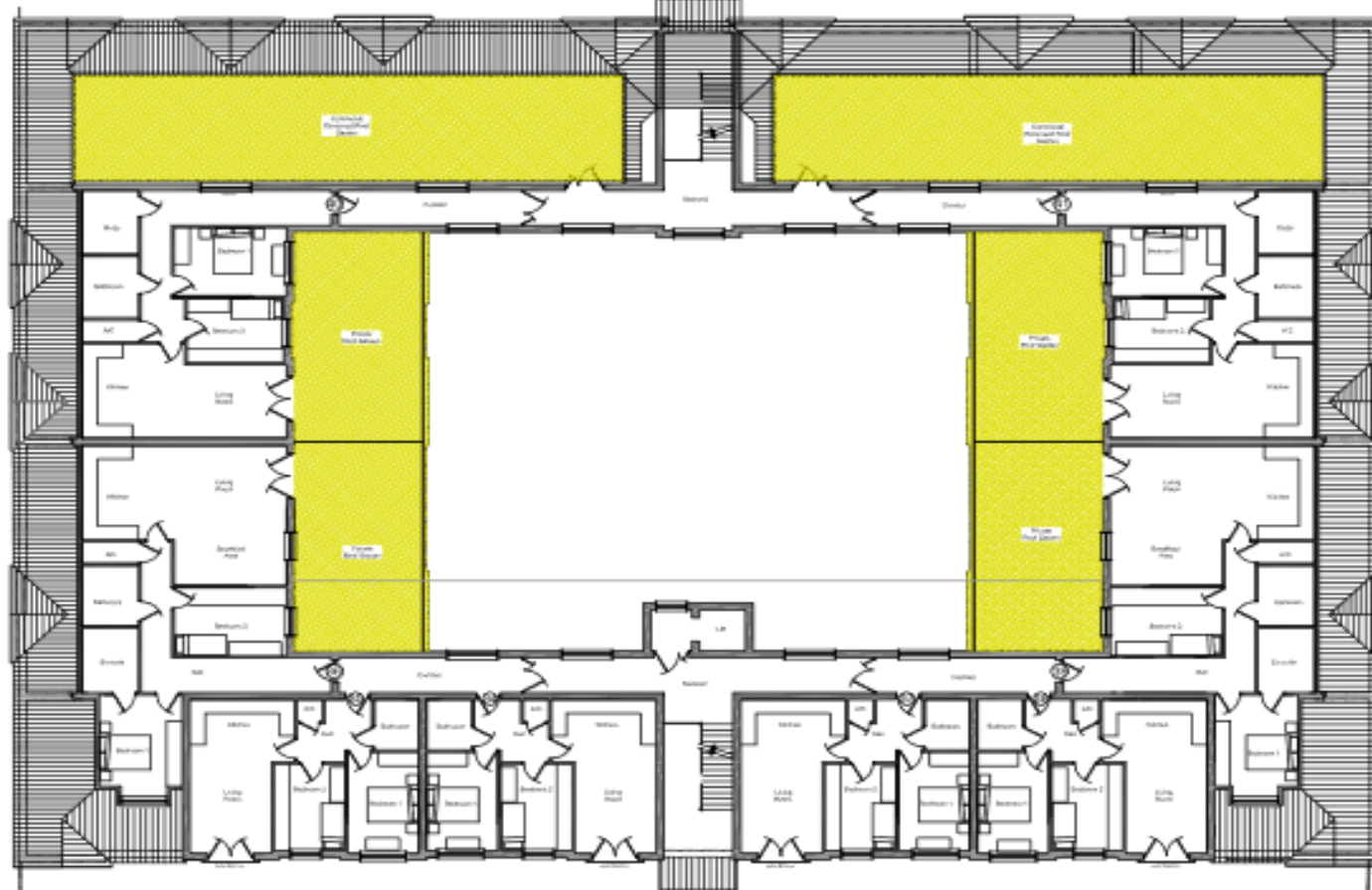
Points to note:

- Planning reference: 18/0391/FUL
- The Section 106 agreement currently stands at £108k with a further review once a proportion of the units are sold.
- There is no affordable housing.
- 34 x 2 Beds & 6 x 1 Beds.
- Site is subject to VAT (understood it can be reclaimed)
- The site has now been cleared and is empty.
- A small area of the site (in red on proposed GF) is on a 60-year lease to the Anglian water authority which commenced in 1987 (Rent £2500 + VAT)





PROPOSED FIRST FLOOR
Scale 1:150



PROPOSED SECOND FLOOR
Scale 1:150



Viewing arrangement by appointment

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