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Land of East, South Street Tillingham, CM0 7FY



Summary

**PRIME CONSENTED RESIDENTIAL DEVELOPMENT SITE
OUTSTANDING COUNTRYSIDE VIEWS
11 DWELLINGS**

Planning Ref: FUL/MAL/23/0121

A rare opportunity to acquire a prime, fully consented residential development site in an exceptional coastal-edge setting, enjoying outstanding far-reaching views across open Countryside to the marshes and sea to the east.

The site benefits from outline planning permission with reserved matters approved for a high-quality residential scheme of 11 new homes, allowing an incoming purchaser to proceed directly toward implementation, subject only to standard pre-commencement conditions.

The approved development comprises 6 open-market dwellings and 5 affordable homes, including 3 shared ownership units, delivering a balanced and policy-compliant scheme. The consented layout and design have been carefully considered to maximise outlook, aspect and setting, creating an attractive development in a location with strong owner-occupier appeal.

Opportunities of this quality - combining planning certainty, design approval and overwhelming views - are rarely available.

GUIDE PRICE
£850,000

Key features

- Prime residential development site
- Outline planning permission with reserved matters approved
 - 11 consented dwellings
 - 6 open-market homes
- 5 affordable units, including 3 shared ownership
- Outstanding far-reaching views across marshes to the sea
- High-quality approved layout and design
- Implementation-ready consent, subject to standard conditions
- Exceptional coastal-edge location with strong demand

Plots 1-4



FRONT ELEVATION



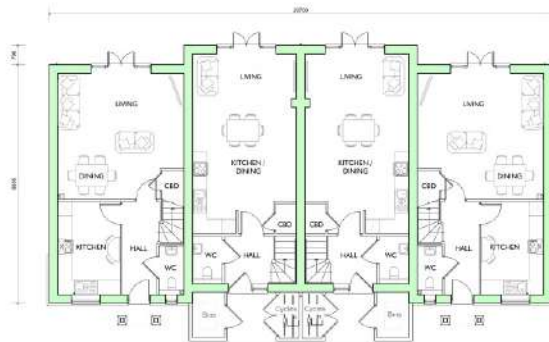
SIDE ELEVATION



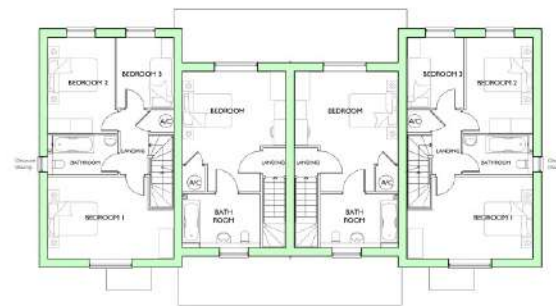
REAR ELEVATION



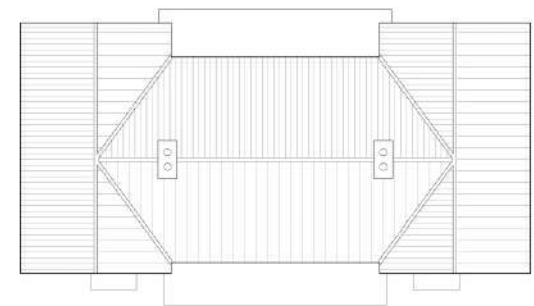
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



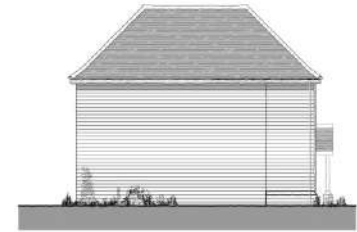
FRONT ELEVATION



SIDE ELEVATION



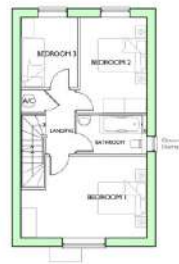
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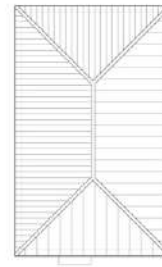
SIDE ELEVATION



PLOT 5
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



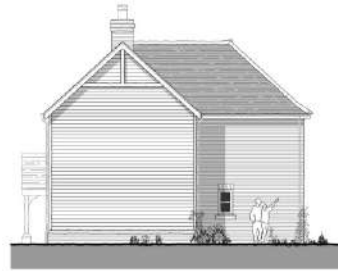
GROUND FLOOR PLAN



Plot 7



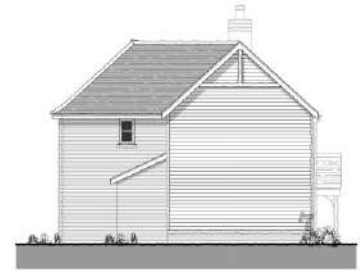
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



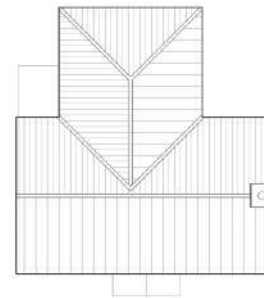
PLOT 7

GROUND FLOOR PLAN

(DOOR AND WINDOW LOCATIONS
FOR REFERENCE ONLY)



FIRST FLOOR PLAN

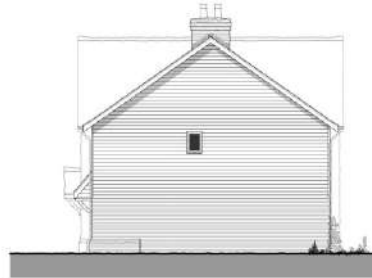


ROOF PLAN

Plots 8-9



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PLOT 8

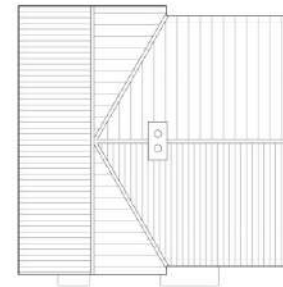
PLOT 9

GROUND FLOOR PLAN

ABOVE: INTERIOR FLOOR AREA
BELOW: EXTERIOR FLOOR AREA



FIRST FLOOR PLAN



ROOF PLAN

Plots 10-11



PLOT 11
(PLOT 10 HANDED)
FRONT ELEVATION



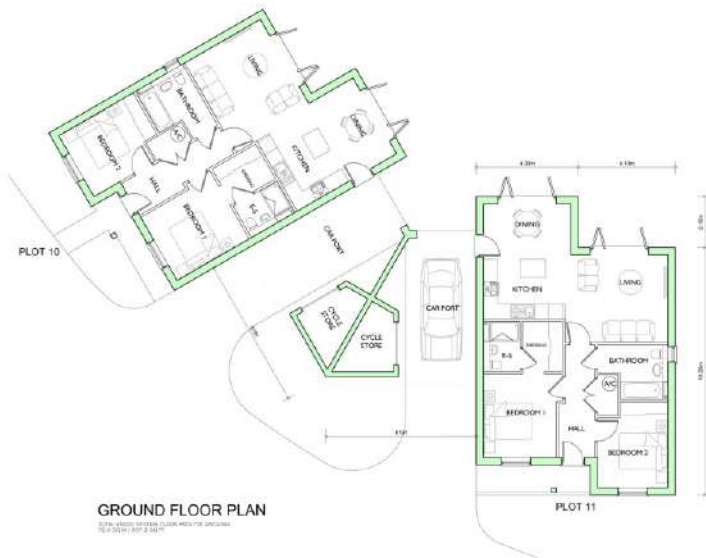
SIDE ELEVATION



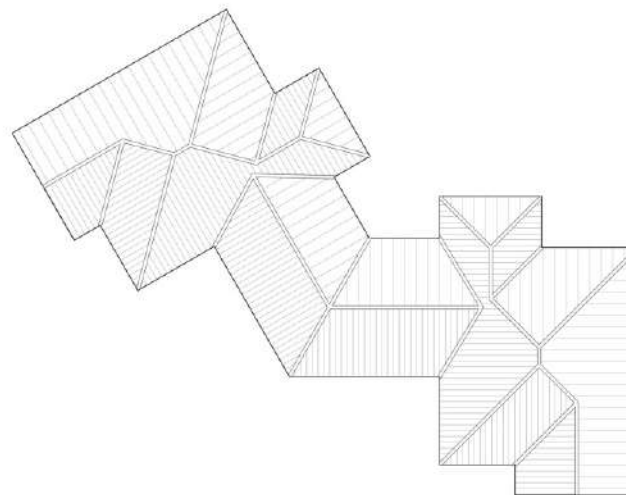
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN
1:100 SCALE - METRES (A1 SHEET)
70.0 50.0 40.0 30.0 20.0 10.0 0.0



ROOF PLAN

Location

 - Land of East, South Street, Tillingham, CM0 7FY



 - **SITE BOUNDARIES**

1.48 acres (6003 m²) approx.

Accommodation schedule

| Plot | Type | Sq.M | Sq.Ft |
|------|--------------------------------|-------|-------|
| 1 | 3B / 5P Terrace House | 95.0 | 1022 |
| 2 | 1B / 2P Terrace House | 68.9 | 742 |
| 3 | 1B / 2P Terrace House | 68.9 | 742 |
| 4 | 3B / 5P Terrace House | 95.0 | 1022 |
| 5 | 3B / 5P Detached House | 95.0 | 1022 |
| 6 | 3B / 5P Detached House | 106.0 | 1140 |
| 7 | 4B / 7P Detached House | 151.9 | 1635 |
| 8 | 3B / 5P Semi Detached House | 106.0 | 1140 |
| 9 | 3B / 5P Semi Detached House | 100.0 | 1076 |
| 10 | 2B / 4P Link Detached Bungalow | 75.0 | 807 |
| 11 | 2B / 4P Link Detached Bungalow | 75.0 | 807 |

| | | |
|--------------------|---------------|--------------|
| Affordable Housing | 422.8 | 4550 |
| Open Market | 613.9 | 6605 |
| TOTAL | 1036.7 | 11155 |



Tillingham

South Street,
Tillingham





























