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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



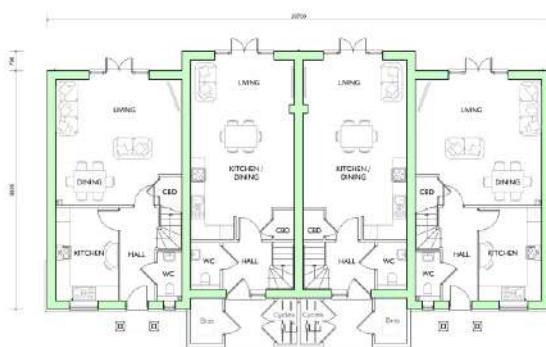
SIDE ELEVATION



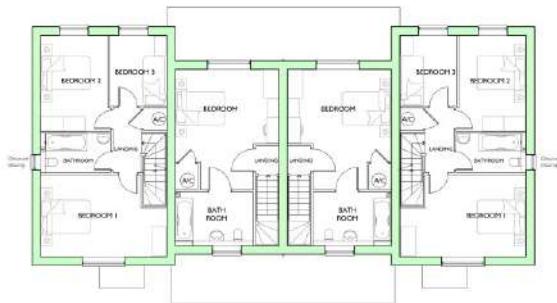
REAR ELEVATION



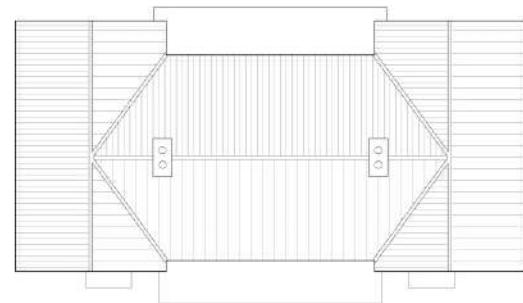
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Plot 5



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

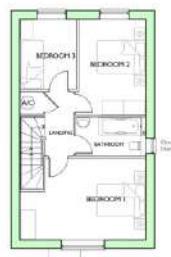


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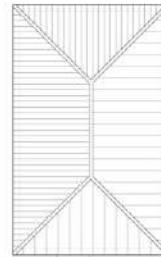


PLOT 5

GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PLOT 6

GROUND FLOOR PLAN

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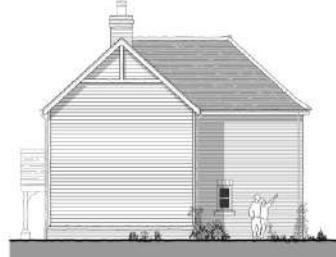
FIRST FLOOR PLAN



ROOF PLAN



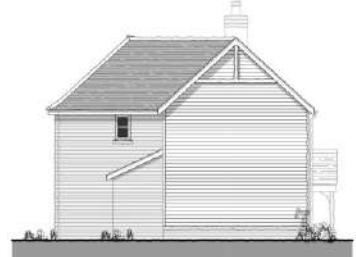
FRONT ELEVATION



SIDE ELEVATION



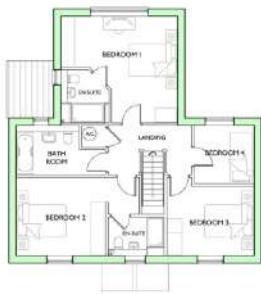
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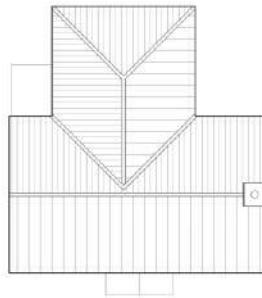
SIDE ELEVATION



PLOT 7
GROUND FLOOR PLAN
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100 0000 100 0000



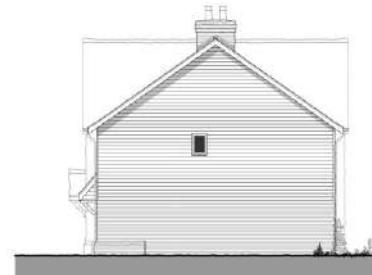
FIRST FLOOR PLAN



ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



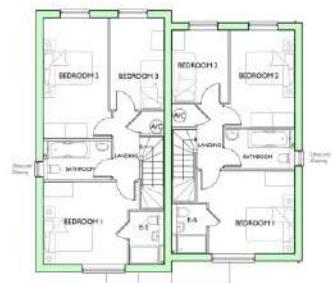
SIDE ELEVATION



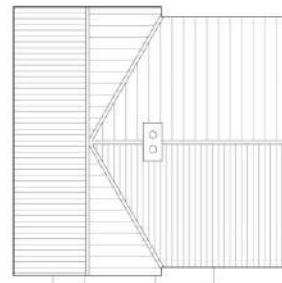
PLOT 8

GROUND FLOOR PLAN

Ground floor plan area: 30.90 sq m (331.50 sq ft)



FIRST FLOOR PLAN



ROOF PLAN

Plots 10-11



PLOT 11
(PLOT 10 HANDED)



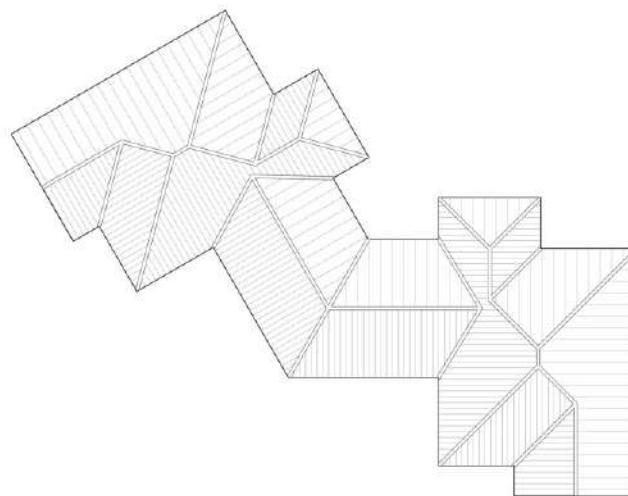
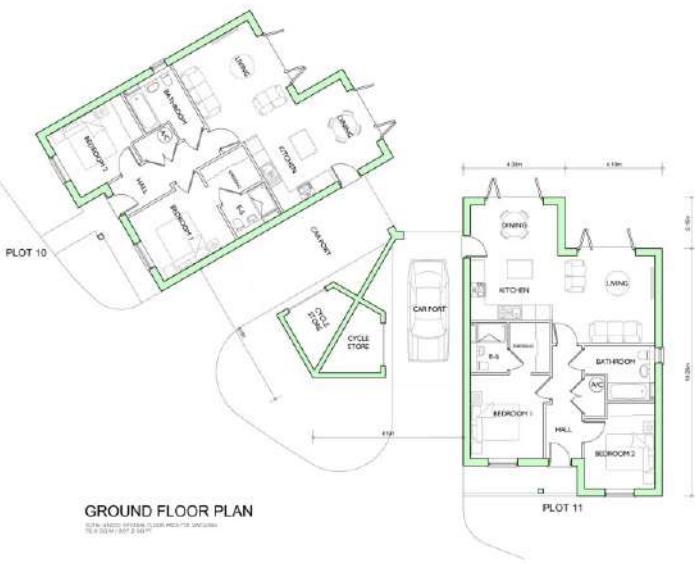
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Location



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



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



South Street,
Tillingham





























