

51°45.90' N | 0°54.54' E



# Sanderling Reach



CITY & COUNTRY

51°45.80' N | 0°55.74' E

# THE ART OF LIVING

**Welcome to a place where you can experience the best of town and seaside living.**

A place where you can admire the naturally beautiful landscape, soak up stunning views of the water and sample delicious seafood any time you like. All of this within easy reach of historic Colchester, from where you can get to the bright lights of London in under an hour by train. This is everyday life on Mersea Island.

At Sanderling Reach, our exclusive homes are perfectly placed in the heart of the island, just a few minutes' walk from the beachfront. Offering a collection of luxurious two, three, four and five bedroom homes designed around landscaped open spaces, there is something here for every lifestyle.



# AN IDYLIC PLACE TO CALL HOME

51°44.70' N | 0°54.94' E

Mersea Island offers the perfect setting for your next chapter, where you can embrace every day and turn even the smallest moments into everlasting memories. Creativity and inspiration are all around. Whether it's admiring the sandy coastline, basking in the sweeping vistas of the woodland trails or gazing up at the stars, we inhabit a world that's full of art and wonder. And this is what life at Sanderling Reach is all about.

- 1 The Strood (the causeway)
- 2 Hammerhead Floating Pontoon
- 3 Mersea Island Watersports
- 4 West Mersea Marine
- 5 Cobmarsh Island
- 6 West Mersea Beach
- 7 Cudmore Grove Country Park
- 8 The Packing Shed





# WELCOME TO ISLAND LIFE

**Tune into the sound of the water and take in stunning views of the estuary. Explore the undulating coastline and lose yourself amongst the woodland trails. Meet new people, make new friends and make more memories. This is island life.**

From the bustling beaches to the welcoming independent businesses lining the streets; as soon as you arrive here you'll feel part of the community. This idyllic haven is known as one of 'Essex's best kept secrets' and during high tide it can certainly feel like that. Twice a day at high tide, the Strood (the causeway connecting Mersea to the mainland) can become submerged in water, making you feel as if you're in your own world, if only for a little while.

Recently voted as one of the best places to live in the UK, Mersea Island is known for its breathtaking landscapes, delicious seafood cuisine and laid-back atmosphere, which is all at your fingertips when you live at Sanderling Reach.



Vote published by The Times.





**Surrounded by beautiful countryside, Sanderling Reach offers a truly unique and inspired living environment.**

Here you will find attractive homes set back from the road, with tree-lined streets, rich planting and attractive green open spaces.

Combining elegant façades and traditional materials with contemporary, yet versatile interiors and a high specification, this beautiful collection of thoughtfully designed homes offers something to suit every lifestyle.

City & Country has considered every aspect of Sanderling Reach, looking to the future to ensure residents can enjoy this carefully crafted setting for many years to come. Each home will now be built with power and cabling for you to install your own car charger, making the future greener.

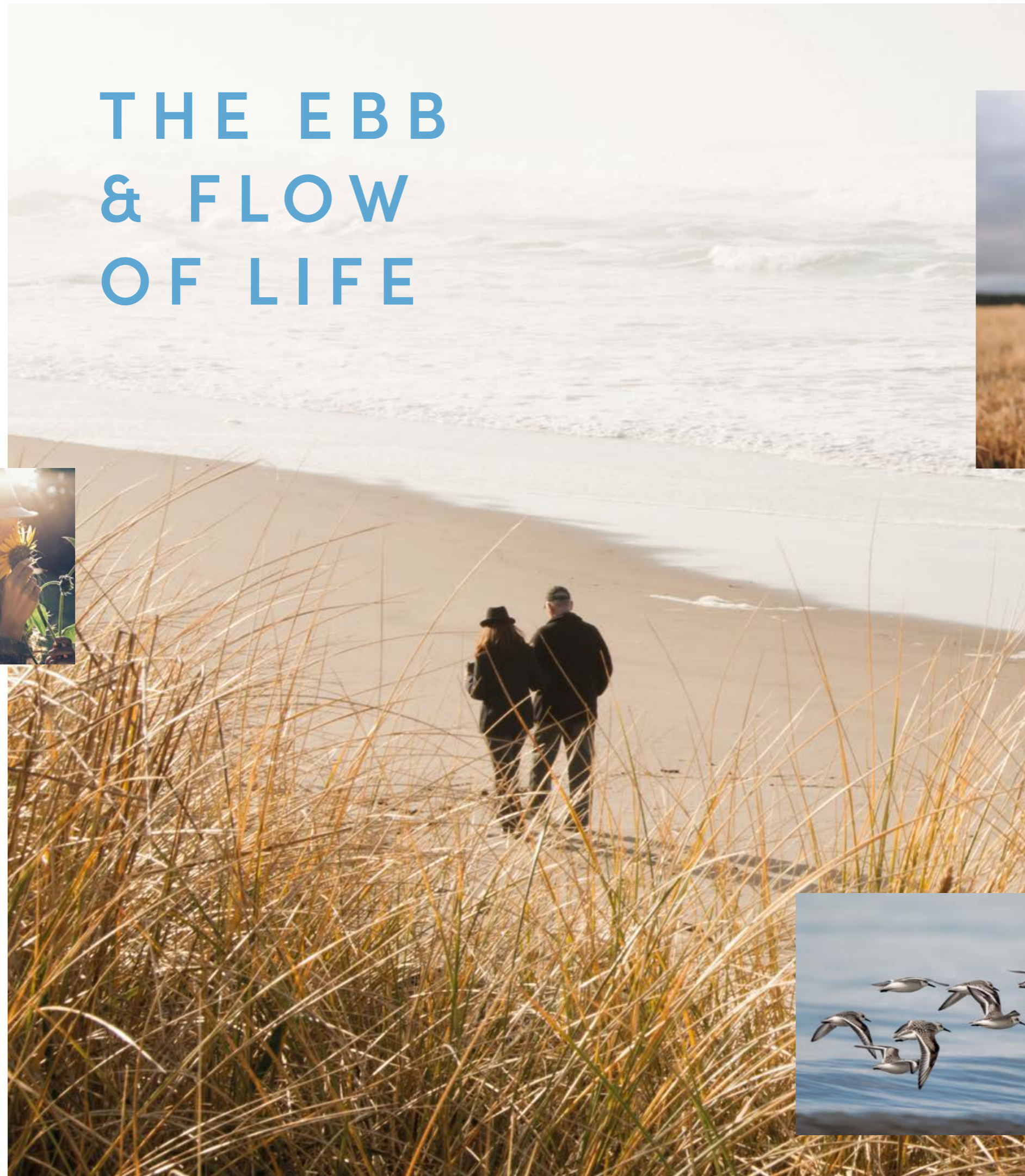
**Sensitively & thoughtfully designed to complement the surrounding area, a combination of weatherboarding and red brick exteriors, as well as brick arches, detailed chimneys, entrance canopies, sliding sash windows and clay tile roofs add to the traditional Essex architectural feel.**

# A PLACE TO ENJOY FOR YEARS TO COME





# THE EBB & FLOW OF LIFE



**Surrounded by natural beauty, rolling countryside and with the beach just a five-minute walk away, Sanderling Reach offers an abundance of outdoor space that everyone can enjoy.**

Spend your days hiking across open fields, cycling muddy trails or exploring leafy woodland. Peer into the hedgerow and you might spot a dormouse or a rabbit, look up and you might see sanderlings gliding; every day presents an opportunity to discover something new.

To truly immerse yourself in island life, head to West Mersea beach. Indulge in a stroll along the front to admire the pastel-coloured beach huts, a run with the dog or seaside games with all the family. This is the perfect place to immerse yourself in all the island has to offer.

If you wander westward you'll find fishing and sailing boats casting off or mooring up at the jetty. Head even further west and you'll find yourself roaming the incredible Blackwater Estuary – once sailed by marauding Viking armies. This piece of unspoilt splendour provides a true sense of wilderness, with its network of salt marshes, mudflats and islands all home to a variety of wildlife, from flocks of geese to the majestic hen harrier.

So whether you're an early riser who relishes a peaceful walk before the world wakes, or a night owl who prefers an exhilarating evening run after a busy day, there's something to suit every lifestyle.







# A PLACE FOR EVERYONE



**A warm and welcoming community in a charming little corner of the world, tucked away from the hustle and bustle of everyday life.**

With its picturesque street scenes, green open spaces and a growing community of like-minded people, Sanderling Reach is a wonderful place to call home.

Designed with community in mind, a natural playground and an off-lead dog area offer the ideal place for neighbours to come together and where children can explore and make new friends.

Living here, residents will be a short walk from the town centre, which offers a host of shops, cosy pubs and stylish restaurants alongside a well-regarded school and Montessori Nursery for growing families.

At Sanderling Reach you will experience the tranquility of the countryside and coast, with all the benefits of modern living. It's simply an outstanding place to live and unlike any other you'll find in the area. So whether you're looking for your first home, a house for a growing family or simply something smaller to settle into, you will find a lifestyle to suit you here.





# DESIGNED WITH CARE

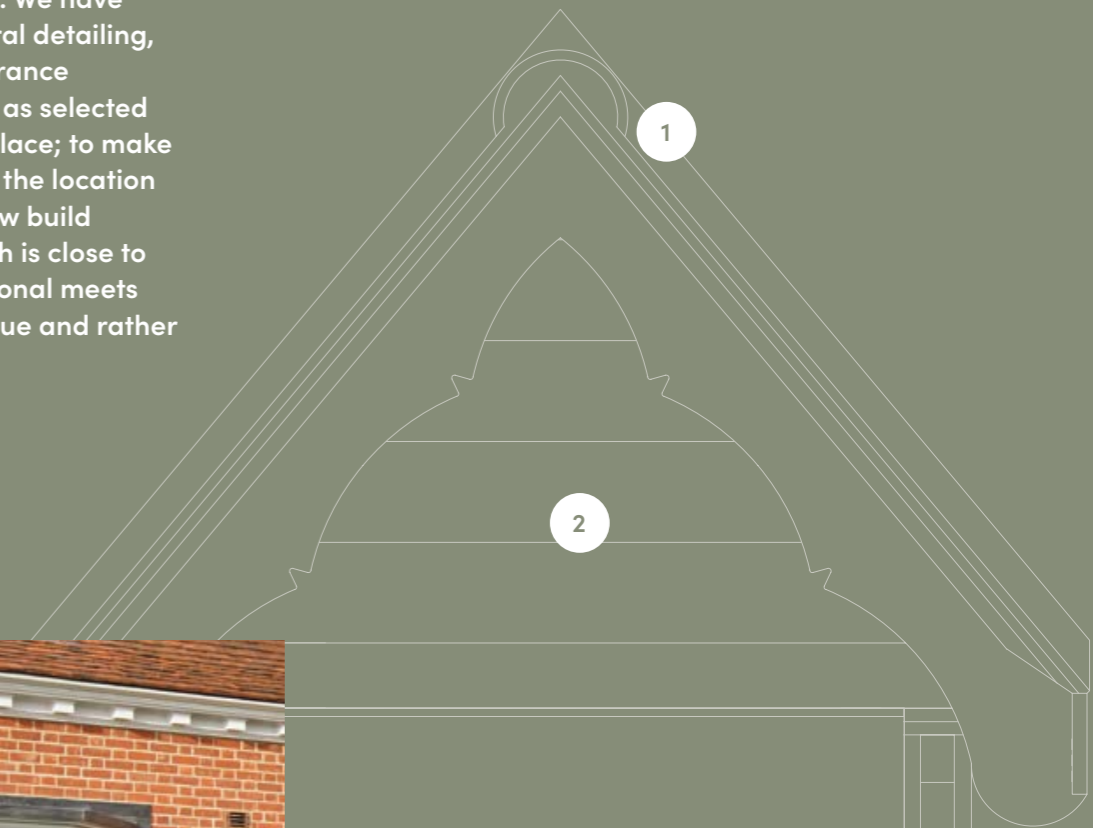


At City & Country, we view our new homes through the lens of a heritage developer. As such our Design & Restoration Director, Simon Vernon-Harcourt, has been critical to providing an architectural style that reflects the wider island.



“As well as being a fabulous location just a short walk from the beach, we wanted to create new houses that responded to the history of the best architecture on the island and along the Essex coast. The vernacular architecture is dominated by brick and painted weatherboarded walls, clay roof tiles, sliding sash windows, chimneys, and rich detailing. We have created bespoke architectural detailing, including barge boards, entrance canopies and eaves; as well as selected materials that reflect their place; to make the homes truly reflective of the location and stand out from other new build properties. Sanderling Reach is close to the beach and where traditional meets modern, it makes this a unique and rather rare development.”

Simon Vernon-Harcourt RIBA  
Design & Restoration Director  
at City & Country



## CRAFT & CARE

1. Decorative and sculpted timber barge boards, sympathetic to local architecture.
2. Horizontal white weatherboard for a sensitive finish.
3. Timber canopy supporting the rafters beneath for additional design relief.





# THE VISION

## PHASES 1, 2 & 3

### 2 BEDROOM HOUSES

- THE BARROW  
Plots 5, 6, 37 & 38

### 3 BEDROOM HOUSES

- THE CHRISHALL  
Plots 7, 54, 57, 58, 80, 81, 88, 89, 90, 91, 92, 93, 97 & 98
- THE PLUMTREE  
Plots 68, 69, 77, 82, 83 & 85
- THE CLAYTON  
Plots 21, 22, 61, 62 & 63
- THE BRIDGEMARSH  
Plots 56 & 59
- THE WALLASEA  
Plot 4
- THE NORTHEY  
Plot 55
- THE OSEA  
Plot 60

### 4 BEDROOM HOUSES

- THE RUSHLEY  
Plots 1, 67, 75, 76, 95, 96, 99 & 100
- THE LANGDON  
Plots 34, 41, 74 & 84
- THE LAMBOURNE  
Plots 2, 39, 42, 45, 46, 47, 65, 66, 71, 79, 87, 94 & 101
- THE STAMFORD  
Plots 70 & 78
- THE NEW ENGLAND  
Plots 3, 35, 36, 40, 43, 44 & 72
- THE THUNDERSLEY  
Plot 64

### 5 BEDROOM HOUSES

- THE DANBURY  
Plots 73 & 86



Future development subject to change and planning.

Development plan is indicative only and not to scale.





# A SPACE YOU CAN MAKE YOUR OWN



## LIVING SPACES

Each home has been individually designed to offer the very best in contemporary living. Sophisticated interiors blend perfectly with beautifully crafted exteriors, combining to create stylish homes with timeless appeal.

Bright and airy by day, warm and cosy by night, the versatile, generous living spaces offer the ideal place to spend time with family and friends. Large windows and double doors, which open onto the garden, let the sunlight flood in, whilst a neutral colour palette allows you to add your own style and individuality with ease.

Finished to the highest specification throughout, each home features Amtico flooring in a sun-bleached oak finish, complete with underfloor heating for that added sense of luxury.\*

All homes feature superfast broadband and well positioned power points which not only make working from home stress-free, but also ensure the whole family can stream films, browse the web or play games uninterrupted.



\* Underfloor heating provided to specific rooms, please speak to our Sales Executives for details.





## KITCHENS

Whether it's throwing a lavish dinner party for friends or cooking up a hearty Sunday lunch for the family, the spacious kitchen is where you'll make lifelong memories.

The beautifully-appointed kitchen comes fully fitted with everything you need - from the stylish Silestone worktops and Amitco oak flooring to the integrated appliances and generous open-plan layout, it's the perfect space to bring everyone together.



# THE HEART OF THE HOME



# THE ART OF SLOWING DOWN



Typical City & Country interiors



## BEDROOMS

A haven of relaxation, the bedrooms have been elegantly designed with a neutral colour palette and spacious layout that makes the most of natural light. Every detail has been carefully considered, from the luxurious 100% textured wool carpets that feel soft underfoot, to the built-in wardrobes that provide ample storage space to keep everyday items tucked away out of view.

## BATHROOMS

After a long day nothing beats coming home to your very own sanctuary. The stunning bathrooms have been fitted with contemporary Laufen Pro sanitaryware and porcelain wall and floor tiles, providing a beautiful setting to relax, rejuvenate and leave the stresses of the day behind you.







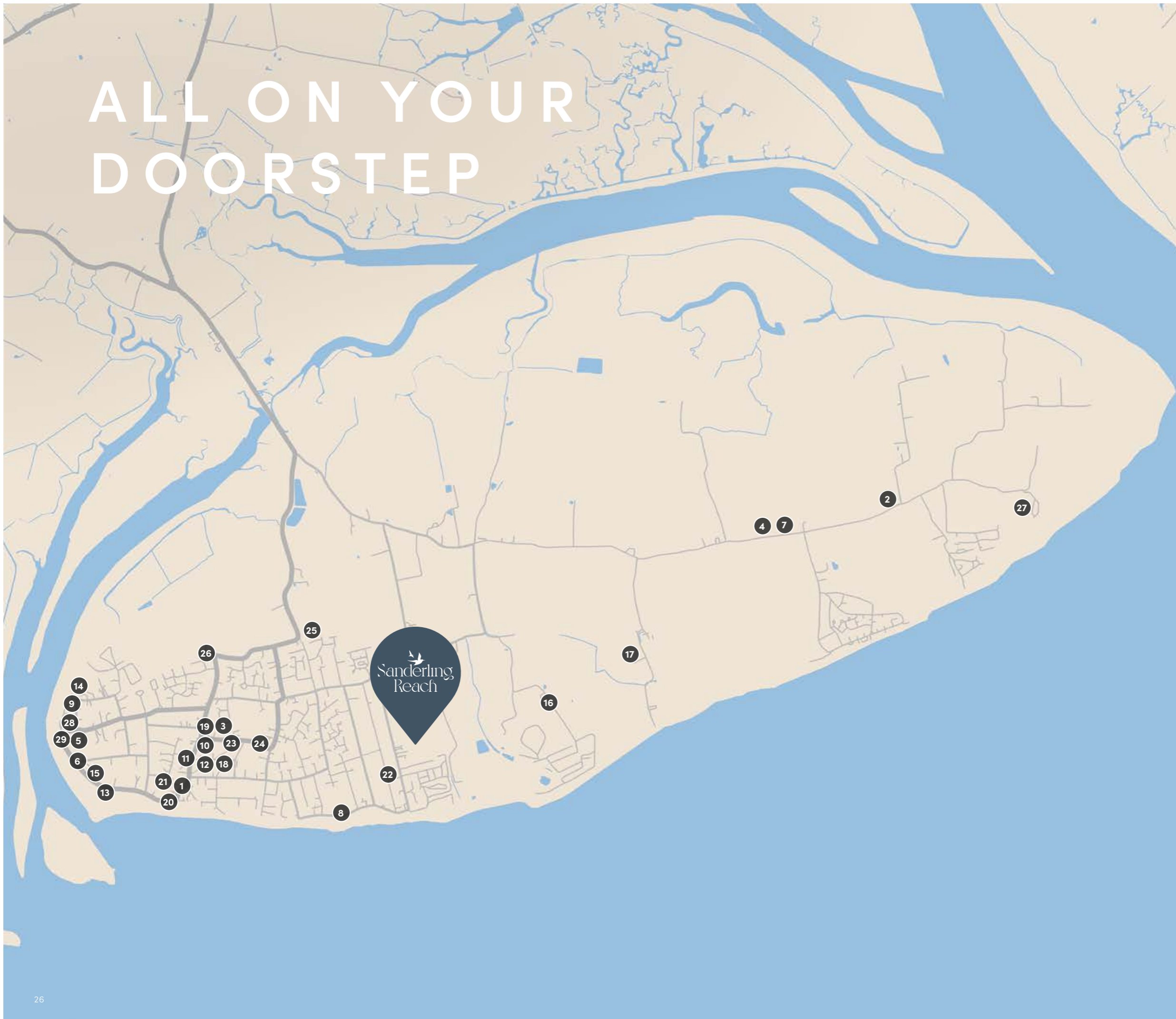
# YOUR OUTDOOR SANCTUARY



Imagine long summer evenings spent barbecuing with friends, crisp autumn mornings wrapped up with a freshly brewed coffee, or a spring afternoon relaxing and taking it all in. The private gardens at Sanderling Reach have been designed to provide you with a peaceful haven to escape to all year round.



# ALL ON YOUR DOORSTEP



## Food & Drink

- 1 The Artcafé
- 2 Dog and Pheasant
- 3 The Gilt Rooms
- 4 Mersea Barns
- 5 Waterfront Bistro
- 6 The Dukes Seafood
- 7 Seafood at Dawn
- 8 Two Sugars Cafe
- 9 The Blackwater Pearl
- 10 Titash
- 11 Mersea Island Fish Bar
- 12 Coastal Coffee
- 13 West Mersea Oyster Bar
- 14 The Company Shed
- 15 The Coast Inn
- 16 The Deck

## Shopping

- 17 Mersea Island Vineyard
- 18 Baldwins Department Store
- 19 Mersea Island Trading Post
- 20 Poop Deck
- 21 Coastal Bliss
- 22 Mersea Island Fresh Catch
- 23 Mersea Island Bakery

## Schooling

- 24 Mersea Island School (State Primary)

## Leisure

- 25 West Mersea Tennis Club
- 26 West Mersea Bowls Club

## Activities

- 27 Cudmore Grove Country Park
- 28 West Mersea Yacht Club
- 29 Mersea Island Watersports



51°46.98' N | 0°54.10' E

# WHERE LIFE FEELS NATURAL

**Nestled away on the Essex coast, Mersea Island offers an untouched and unspoilt splendour, helping you reconnect with nature.**

Whether you choose to spend your time close to home, wandering the beautiful surrounding parkland or getting lost in creativity; this is a place that has something for everyone. As part of the island's seven square miles of coastline, you can explore scenic sandy beaches, wide open farmland, dense marshes and the dramatic forms of the East Mersea Flats Nature Reserve.







**It's no surprise that the water plays a big part of everyday life here, with a variety of watersports activities to try and clubs to join.**

The island prides itself on its strong sailing heritage, with a number of associations continuing to wave the flag. Keen sailors will be in their element at West Mersea Yacht Club, which has over 1,000 members and is open 365 days of the year.

For those who don't sail, there are still plenty of other ways to get out on the water. Mersea Island Watersports offers paddleboarding, kayaking and windsurfing lessons, or why not see the island from a different perspective with a fishing trip? Lady Grace Boat Trips are used by locals and tourists alike and host regular summer sightseeing events, including seal spotting. Furthermore, the legendary West Mersea Town Regatta is one of the biggest events of the year and a tradition dating back to 1838.







# LEAD THE WAY



Away from the water, there's even more to explore; you can perfect your serve at the tennis club, try your hand at bowls on the green or simply enjoy a stroll through Cudmore Grove Country Park, a 102-acre nature reserve that's teeming with flora and fauna.

Mersea Island RFC also remains one of the island's bedrocks of sport, with a senior rugby team underpinned by a youth academy that nurtures up and coming talent.

It's not just the great outdoors that makes this location so special; creativity and community is at the heart of island life. Discover the secrets behind the wine making process at the local vineyard, delve into the island's heritage at the museum, or catch a film night at the Mersea Centre.





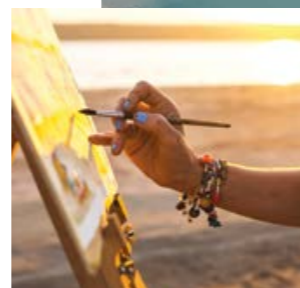


# YOUR COASTAL COMMUNITY

The eclectic mix of independent boutiques, restaurants and bars alongside the unrivalled natural setting makes this a place that naturally brings people together from all walks of life. From the artistic collective of writers, painters, photographers and potters to the network of fishermen who have been here all their life; Mersea Island has community spirit at its heart.



This hidden gem is currently home to just over 7,000 residents and has a close-knit community of local creatives and independent businesses. From budding artists and artisans to Oyster connoisseurs and Olympic sailors, Mersea Island is an inspiring place to live.





# DISCOVER FRESH, LOCAL CUISINE



**With so much choice on the island, you'll never have to travel far for a good meal. Cosy pubs, seafood shacks, fine dining restaurants; Mersea Island has everything just a short stroll away.**

Start your day the right way with a fresh brew from one of the various cafés on the island; The Art Café is well known for its cooked breakfasts, while Maria's Vintage Tearoom is a haven for those who have a sweet tooth.

Elsewhere on the island you'll find something to satisfy every taste bud. The Company Shed is not just one of the most popular eateries locally, it's also one of the most popular places to eat in Essex. People from far and wide flock here to sample 'a taste of the island', with a menu that's packed with fresh crab, lobster, fish and mussels. The Oyster Bar is equally popular for its seafood lunches and waterside terrace, where you can sit back and watch the world (and boats) go by. If you'd prefer a traditional Sunday roast then head to one of the nearby pubs; The Fox Inn and The Dog & Pheasant serve up classic hearty dishes.



## QUALITY & PASSION

- Since Roman times, Mersea has been an exporter of Oysters to world capitals and famous culinary establishments.
- About 30m from boat to stall, it's the freshest daily catch.
- The Mersea Island Vineyard grows four varieties of grapes, whilst they also infuse gin and brew ale too!



West Mersea Oyster Bar





# FROM HIGH STREET TO HIGH FASHION



**Whether you're in search of an afternoon of retail therapy or a gift for a loved one, Sanderling Reach is well placed.**

Coined 'Britain's First City', Colchester's historic town centre is less than a 25-minute drive away and offers a unique shopping experience, brimming with charming streets, squares and arcades that are all lined with a choice of high-street names, designer labels and independent boutiques.

What's more, Chelmsford is just under an hour's drive away and provides further shopping options as its bustling city centre is home to two indoor shopping centres, High Chelmer and Meadows.

The main lure of Chelmsford remains its very own Bond Street, a relatively recent addition to the city centre that has a great selection of stores including John Lewis, not to mention a choice of riverside restaurants and cinemas for taking in classics, new and old.

Meanwhile, the designer retail outlet Braintree Village is also just under an hour's drive away and offers high fashion alongside a cinema, swimming pool, bowling alley and a selection of eateries.







# EXPLORE ESSEX

**Sanderling Reach is a short drive from a number of wonderful towns and villages that all offer something different.**

## ON YOUR DOORSTEP

Just over the water is Brightlingsea, a small coastal town on the River Colne. Its beach is a hotspot for sea swimmers, while the lido is a popular family attraction during the summer months. There's also a good selection of pubs, shops and restaurants, and you'll find even more choice towards the Heybridge Basin and Maldon, including its quirky quay, barges and pirate-themed children's playground with a popular splash park too.

Elsewhere in the county, there's so much to keep you and the entire family entertained including the well-loved Tiptree Jam Factory, where you can learn about the heritage of jam making in Britain's largest village.



## COLCHESTER

The vibrant town of Colchester is brimming with places to go and things to do. Be transported back in time with a visit to Colchester Castle, enjoy a picnic in the park, take in a show at the arts centre, or explore the popular gallery Firstsite, winner of Art Fund Museum of the Year 2021. Perhaps even pay a visit to Colchester Zoo to uncover its vast range of exotic species. Alternatively, unwind with a luxury treatment at Bannatyne Spa or discover the area's rich railway heritage at Colne Valley Railway.

## CHELMSFORD

There's plenty to do in Chelmsford as well. Whether it's attending one of the many events held at the Grade II\* listed Hylands Estate, discovering the city's past at Chelmsford Museum, enjoying a show at the Civic Theatre or witnessing the miniature railway on the banks of the River Can, there's no shortage of things to see in this marvellous city. The well-regarded Chelmsford Race Course is right at your fingertips too, with its schedule of races and busy calendar of events including concerts and other live performances.



# PERFECTLY PLACED

Living at Sanderling Reach means you're ideally placed to enjoy the very best of coastal and city living. While all of the amenities on the island are just a short walk from Sanderling Reach, the busy commuter hubs on the mainland are also within close proximity.

There are regular bus links to neighbouring towns and villages, and a historic foot ferry cuts across the creek to Brightlingsea and Point Clear.

Colchester is less than a 25-minute drive away, while Chelmsford and Braintree can be reached in less than an hour. If you're travelling into London, Colchester train station has regular connections to the city, with a journey time of approximately 50 minutes to London Liverpool Street.

## BY ROAD



- Colchester  
24 minutes
- A12  
31 minutes
- Maldon  
34 minutes
- Brightlingsea  
40 minutes
- Braintree  
47 minutes
- Chelmsford  
48 minutes
- Stansted Airport  
1hr
- Southend Airport  
1hr 8 minutes

## BY RAIL (From Colchester train station)



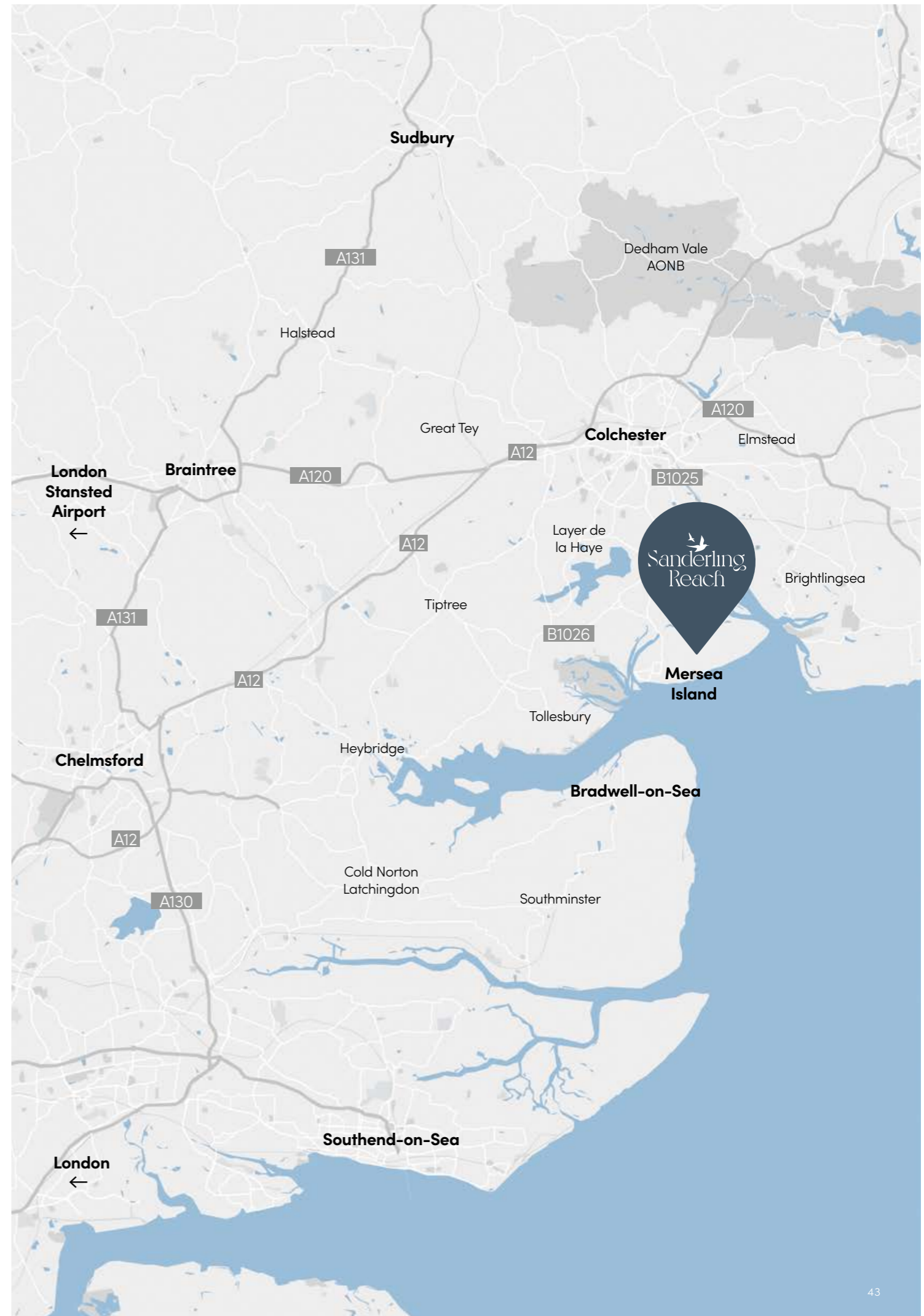
- Chelmsford  
17 minutes
- Ipswich  
18 minutes
- Braintree  
38 minutes (via Witham)
- London Liverpool Street  
48 minutes

## BY FOOT FERRY (From East Mersea)



- Brightlingsea  
3 minutes
- Point Clear  
3 minutes

Times and distances from Google Maps and National Rail.



Map from Google Maps





# GROW & LEARN

**Sanderling Reach is ideal for growing families, with a number of excellent schools and colleges close by. Mersea Island School is currently rated as Good by Ofsted and is just a short walk away, offering education for children aged 4-11 alongside its nursery for children aged 2-4.**

Nearby Colchester also has an exceptional collection of both public and private schools including Colchester Royal Grammar School (which was founded in the 12th century), Colchester County High School for Girls, and Colchester High School & Nursery.

You'll also be ideally placed for higher education, with the largest vocational college in Essex, Colchester Institute, on your doorstep, along with Colchester's University of Essex campus. Nearby Chelmsford has its own Anglia Ruskin University campus, which finds its roots in the Cambridge School of Art and is nestled in the city's University and Innovation Quarter.



# THE FINER DETAIL



**City & Country has a genuine passion to conserve, restore and newly create Britain's architectural heritage and we are immensely proud of our reputation for being the UK's leading developer of historic buildings. Through exceptional design and build standards, we embrace the best of the present and sensitively add value to very special places for the enjoyment of those today and for future generations to cherish.**

As a family-owned business, City & Country has over 60 years of experience in the restoration and conversion of historic and listed buildings, and more recently, the development of new homes within the grounds of similar historic buildings, or within sensitive conservation areas. The business has achieved considerable success through a track record of delivering inspiring projects with a consistent attention to detail, innovative approach and a refusal to compromise on quality.

We work closely with heritage specialists, local authorities, and other conservationists to find sustainable uses for historic and listed buildings, bringing them back into beneficial use and ensuring their survival for the enjoyment of future generations. Our expertise lies in restoring and converting these buildings into unique dwellings of exceptional quality and character, providing modern and stylish homes, restored with sensitivity to maintain their timeless look and atmosphere.

City & Country specialises in developing and enhancing high profile, sensitive sites which require original thinking. Often, this includes the creation of high-quality new build homes within the grounds of the heritage buildings, which allows us to fund the restoration of the historic assets. Our new build homes are built to the same exacting standards, with the same creativity and imagination as our conversion properties.

The company has a dedicated team of in-house specialists whose expertise and flair help create outstanding places to live, which blend perfectly into their unique environments. Our craftsmanship and attention to detail enables us to produce some of the finest and most immaculately finished new and conversion homes within the industry.



Factory No.1, Bristol



St Osyth Priory, Essex



King Edward VII Estate, West Sussex



**"The plight of Britain's architectural heritage is a cause that is close to my heart and it is great to see a company like City & Country taking on such complex and worthwhile work."**

**George Clarke**  
City & Country's Brand Ambassador  
and Channel 4's Restoration Man



The Playfair at Donaldson's, Edinburgh





# AWARD WINNING BUSINESS

King Edward VII, West Sussex



## 2022

### WHATHOUSE? AWARDS

Gold - Best Starter Home Scheme, Factory No.1

Silver - Best Renovation, The Playfair at Donaldson's

Bronze - Best Development, The 1840, St George's Gardens

### EVENING STANDARD NEW HOMES AWARDS

Winner - Best Apartment, The 1840, St George's Gardens, London

Highly Commended - Best Conversion, The 1840, St George's Gardens, London

Highly Commended - Best Small Development, Burderop Park, Wiltshire

### IN-HOUSE RESEARCH 2022

Gold Award for Customer Satisfaction

### SCOTTISH HOME AWARDS

Winner - Renovation of the Year, The Playfair at Donaldson's, Edinburgh

## 2021

### WHATHOUSE? AWARDS

Gold - Best Apartment Scheme, The Playfair at Donaldson's, Edinburgh

Gold - Best Renovation, The 1840, St George's Gardens, London

### HOME BUILDER AWARDS

Heritage Property Development Specialists of the Year - UK

Best Historic & Listed Buildings Restoration Company - Southern England

### IN-HOUSE RESEARCH 2021

Gold Award for Customer Satisfaction

## 2020

### EVENING STANDARD NEW HOMES AWARDS

Special Commendation for Best Conversion, The Mansion at Sundridge Park, London

### SCOTTISH HOME AWARDS

Winner - Apartment Development of the Year, The Playfair at Donaldson's, Edinburgh

### UK PROPERTY AWARDS

Winner - Best Residential Renovation / Redevelopment, Factory No.1, Bristol

## 2019

### WHATHOUSE? AWARDS

Silver - Best Renovation, The Mansion at Sundridge Park, London

### EVENING STANDARD NEW HOMES AWARDS

Winner - Best Apartment, The Mansion at Sundridge Park, London

Special Commendation - Outstanding Architectural Merit, The Mansion at Sundridge Park, London

## 2018

### WHATHOUSE? AWARDS

Gold - Best Renovation, The Playfair at Donaldson's, Edinburgh

Bronze - Best Renovation, King Edward VII Estate, West Sussex

### EVENING STANDARD NEW HOMES AWARDS

Winner - Best Conversion, King Edward VII Estate, West Sussex

Highly Commended - Best Large Development, The General, Bristol

## 2017

### WHATHOUSE? AWARDS

Silver - Best Apartment Scheme, The General, Bristol

### EVENING STANDARD NEW HOMES AWARDS

Winner - Best Out Of London Home, The General, Bristol



# GET IN TOUCH



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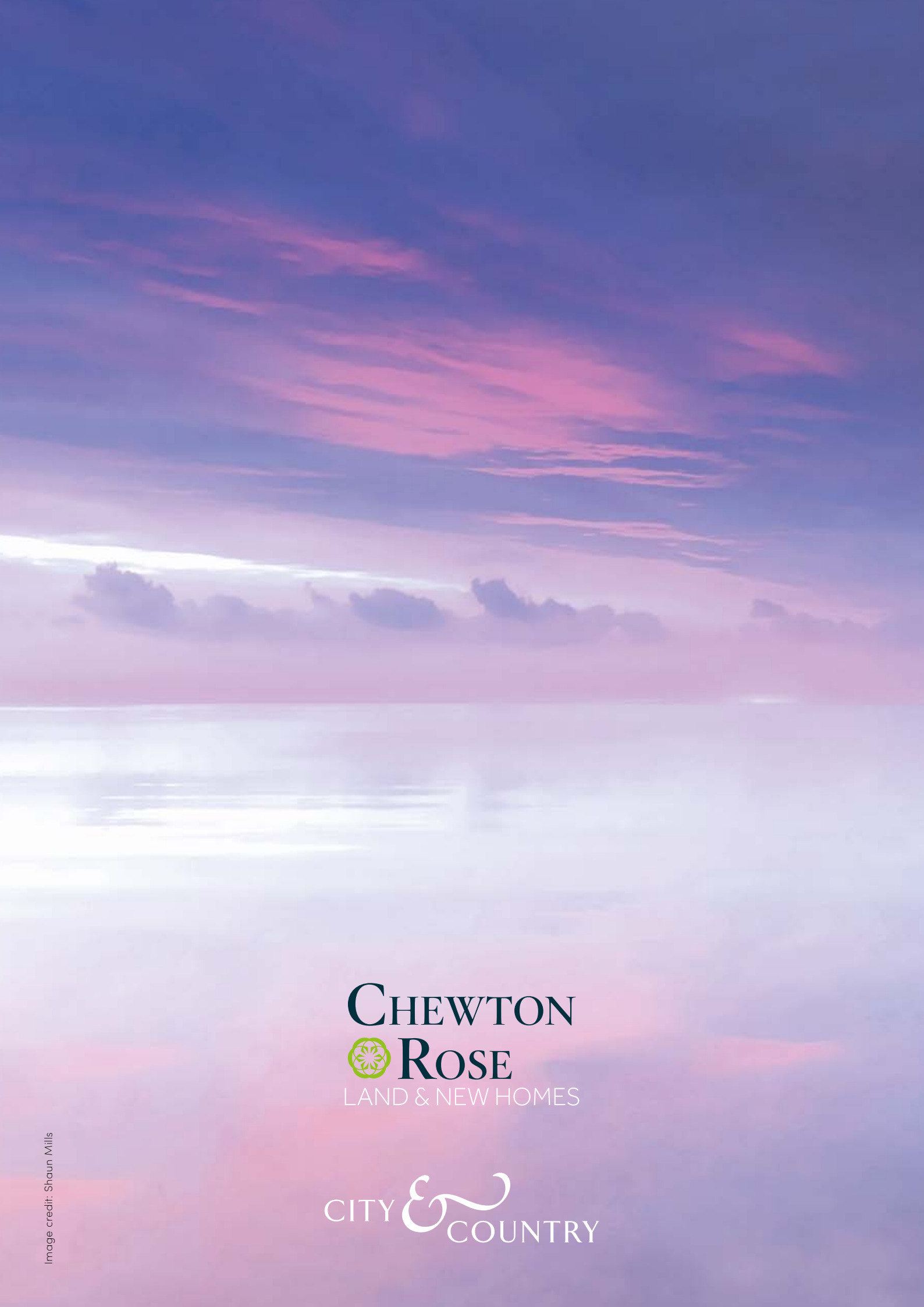
Map from Google Maps

CHERISHING  
HERITAGE  
CREATING THE  
FUTURE



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CHEWTON  
 ROSE  
LAND & NEW HOMES

CITY & COUNTRY