



SANDPIPER

GARDENS

CLACTON-ON-SEA, ESSEX





A WORLD FULL OF POSSIBILITIES. A LIFE LESS ORDINARY

Experience a modern-day seafront retreat in a classic seaside town at Sandpiper Gardens. Located within a friendly community the park makes the most of an amazing coastal location with well-designed living spaces. One where you can enjoy walks on the sandy beach, the soothing crash of waves, and the beautiful surrounding countryside.

To live close to the sea is to enjoy a lifestyle that promotes self-care that is both energising and invigorating. So no matter why you're moving, coastal living benefits await you here. Engage your senses, feel refreshed by the cool sea breeze and get ready to experience the goodness of coastal living. It's a truly wonderful place to call home.

Chart a new course with a life by the sea at Sandpiper Gardens



BLENDING TIMELESS TRADITION WITH THE CONTEMPORARY

Clacton-on-Sea is a traditional seaside town with ice-cream coloured beach huts, endless stretches of sand and energetic vibes that evoke memories of glorious long, hot summers of a carefree childhood.

This vibrant resort is perennially popular and has a wonderfully welcoming community. There's an array of stores, restaurants, bars and cafés, and a wide selection of fish and chip shops that serve up the fresh catch of the day. There's an excellent range of high street, independent and discount designer stores at the nearby Clacton Shopping Village, and all-year-round entertainment in town including the world's longest pleasure pier, two excellent theatres and a cinema.

It's a bustling and lively town in the summer months with a calendar full of events, festivals and fairs, but it's also a haven that warmly envelopes its residents in winter time with pursuits and pastimes a plenty that truly bring the community together as one.

The charm of Clacton is its effortless ability to blend timeless tradition with the contemporary - a world full of possibilities where life really is less ordinary.





ALL THIS AND MORE







Quiet walks, a boat trip or paddle boarding on the river, seal watching, wine tasting at vineyards, spa breaks, cycling with the family, watching wildlife on island nature reserves or just enjoying a great meal out, Essex has it all.

Clacton's proximity to London means that a day trip or dazzling night out in the nation's capital are just 90 minutes away by train, but there's so much that Essex has to offer that the bright lights of the city fade as you discover hidden gems that are peppered across the cities, towns, coast and countryside that make up this wonderful county. To the north-east lies Colchester with its incredible Roman ruins, a Norman castle and a world-class zoo. In the north-west of the county is Epping Forest and its 8000 acres of green space, where you'll also find the medieval market town of Saffron Walden, home to Audley End House and Gardens. The renowned Blackwater salt marshes with its zen-like calm lie to the east of Clacton and is an area of Special Scientific Interest.






With easy links by road, train, coach, ferry and plane, Sandpiper Gardens is an easily accessible destination for you and your visiting family and friends. So, if spending sunny days in the sea, taking bracing winter walks on the beach and living in a sociable community appeal, this park is the perfect place to call home.



LOCAL AMENITIES

Doctor Dentist		7 mins
Vets		12 mins
Hospital		9 mins
Supermarket		14 mins
Beach		5 mins
Train Station		8 mins

GETTING AROUND

London		120 mins
Colchester		35 mins
Harwich		30 mins
Stansted Airport		65 mins
Constable Country (Dedham)		40 mins

NEW DEVELOPMENT PHASE

Please note this drawing is for guidance only. It is not to scale and may be subject to change.





YOUR NEW HOME

The time has come to indulge in the benefits of park home living and to experience the feeling of moving into a brand-new home that has been created by you.

The excellent design and versatile floor plan layouts of our residential park homes afford buyers flexibility in tailoring a home to suit their individual needs. Meticulously constructed and beautifully appointed the homes each have their own unique characteristics.

All homes feature a generously-sized lounge, a dining area, a kitchen, a master bedroom with an en-suite, a second bedroom and a family bathroom. The option for a third bedroom or study is available on some models and sizes. Each home also benefits from a private garden, parking space and shed, with the option for a garage (subject to plot).



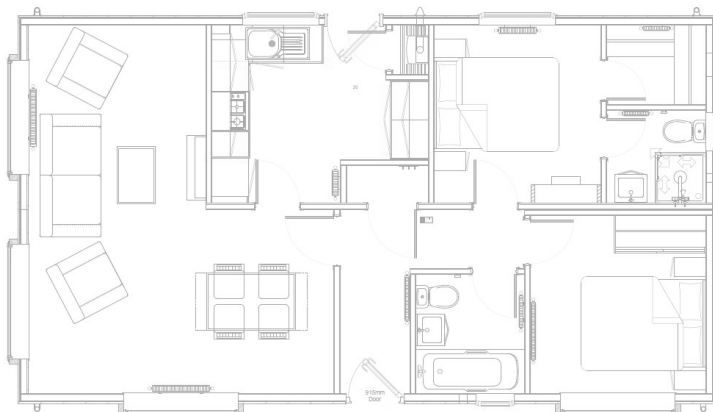




THE SONATA

2 BEDROOMS | 2 BATHROOMS

SAMPLE FLOOR PLAN



Suitable for plot sizes:

36' x 20' | 40' x 20' | 42' x 20' | 44' x 20'

The description of the Sonata will be music to your ears if you're looking for a warm and cosy, traditionally styled home. The generous open plan lounge-diner gives you a wonderful living space, whilst the perfectly-appointed kitchen with abundant worktop space and storage will delight any chef. Complete with two equally pleasing bedrooms, the master with en-suite and walk-wardrobe, it really is beautifully composed.



"Warm, cosy & traditionally styled"

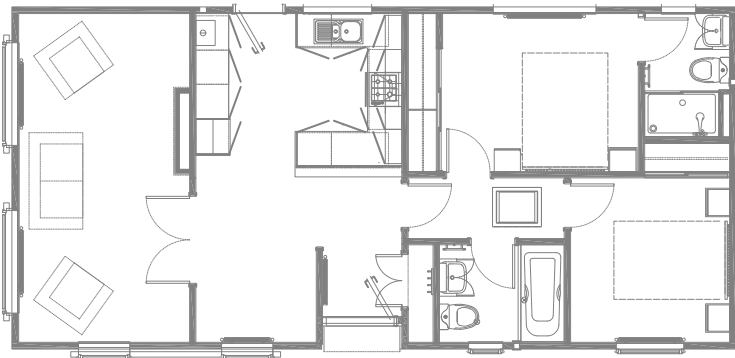


THE DELAMERE

2 DOUBLE BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:

42' x 20' | 44' x 20'

This home is truly made for entertaining and everyday living, with plenty of space and valuable fixtures and fittings throughout. A generous open plan kitchen/diner provides a space for family to mingle, whilst a modern kitchen is the ideal place to create new culinary delights. Two double bedrooms, each with fitted wardrobes and the master with en-suite, are accompanied by a family bathroom to provide a home that is as practical as it is comfortable.



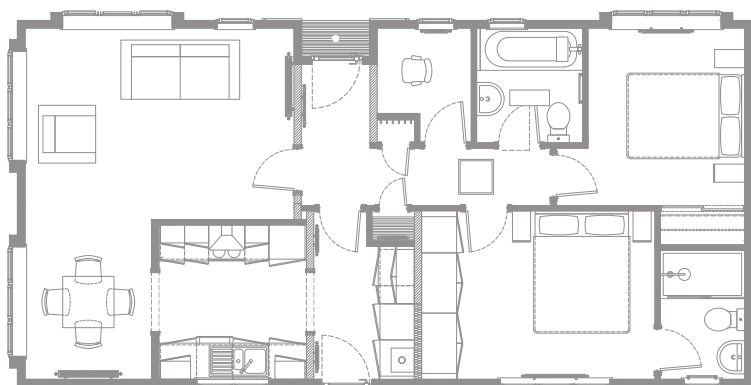
“Practical and comfortable”



THE WARKTON

2 DOUBLE BEDROOMS | 2 BATHROOMS

SAMPLE FLOOR PLAN



Suitable for plot sizes:
40' x 20' | 42' x 20' | 44' x 20'

Traditional in style everything is accounted for in this perfectly apportioned and super functional bungalow. A spacious lounge/ diner means you can comfortably entertain friends and family whilst you prepare dinner in the fully appointed neighbouring kitchen. While two generous bedrooms – the master with luxurious en-suite – provide the perfect place to rest and relax. Add in fully fitted wardrobes, a separate utility and a study and the Warkton affords the utmost convenience in keeping your home organised.



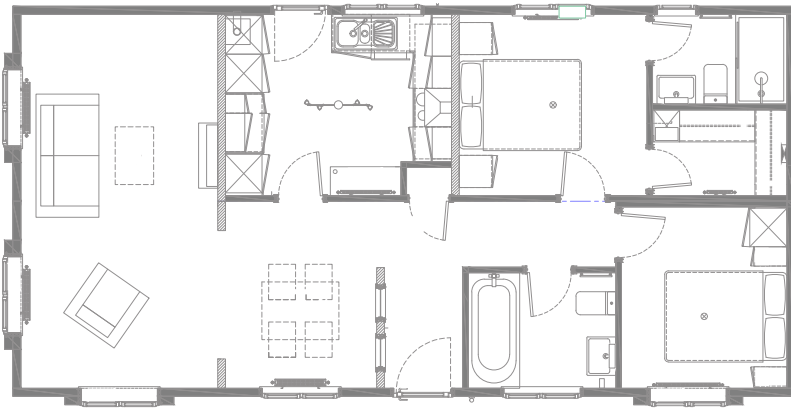
"Beautifully crafted and thoughtfully designed"



THE ARTHINGWORTH

2 DOUBLE BEDROOMS | 2 BATHROOMS

SAMPLE FLOOR PLAN



Suitable for plot sizes:

40' x 20' | 42' x 20' | 44' x 20'

Guests will delight at being hosted in the generous living room, complete with vaulted ceiling, electric fire and multiple windows that allow the light to spill in from outside. A meticulously equipped kitchen features a versatile breakfast bar for easy food preparation, seating and serving. Comfort is the ultimate consideration in the bedrooms. As you enter the master bedroom, you'll feel like your home is a staycation suite as it's complete with a bathroom and roomy walk-in wardrobe.



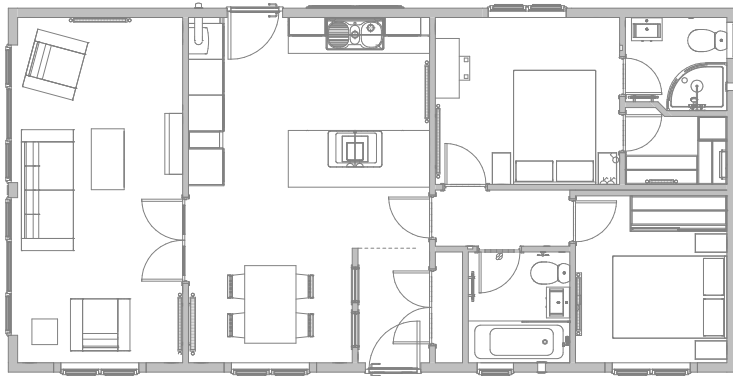
*"Blending traditional bungalow style
with modern amenities"*



THE SOFIA

2 DOUBLE BEDROOMS | 2 BATHROOMS

SAMPLE FLOOR PLAN



Suitable for plot sizes:
40' x 20' | 42' x 20' | 44' x 20'

The flow of light and space in the Sofia is effortless, spilling from room to room. Starting with cathedral-style windows that span from floor to ceiling in the spacious living room, and extending through the double glass doors into the chic and contemporary kitchen/dining area, these windows beautifully frame the panoramic views to the world outside. Inside elegant design, a modern aesthetic and stylish finishing touches throughout create a house you'll most definitely want to call home.



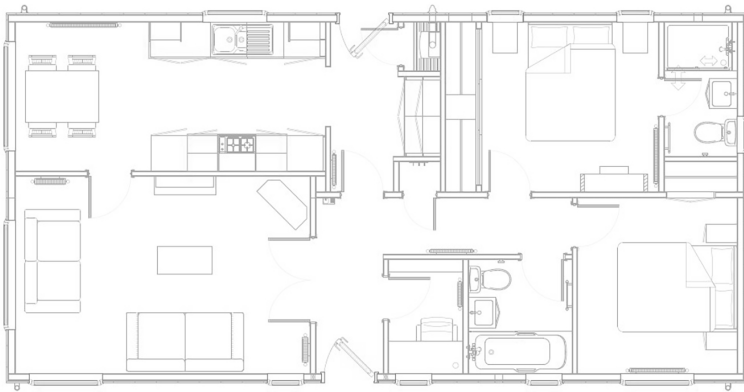
"A modern aesthetic and stylish finishing touches"



THE MAJESTIC

2 DOUBLE BEDROOMS | 2 BATHROOMS

SAMPLE FLOOR PLAN



Suitable for plot sizes:

40' x 20' | 42' x 20' | 44' x 20'

Beautiful, dignified and impressive – three words we can certainly use to describe this home both inside and out. An exciting split roof, vaulted ceilings and cathedral styled windows maximise light in and offer a vista to the world outside. Inside you'll find everything you need plus more. Designed with a complete flow-through layout, separate utility and study, plus two bedrooms and two bathrooms, there's no compromise on space, design or functionality.

*Featured roof available at an extra cost.



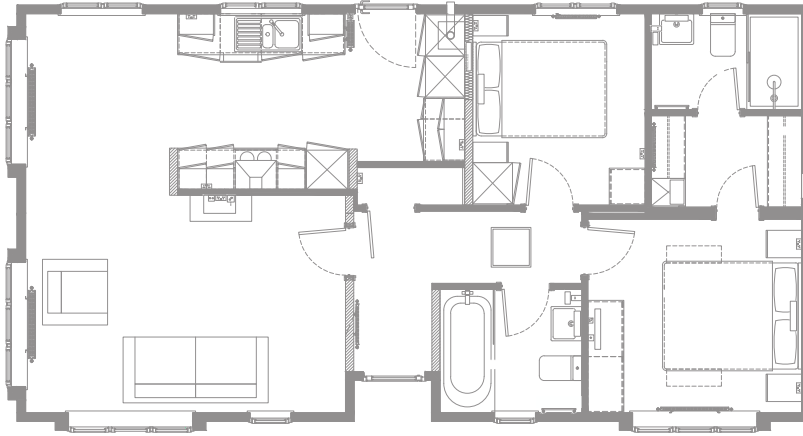
*“Beautiful, dignified
and impressive”*



THE WAVERTON

2 DOUBLE BEDROOMS | 2 BATHROOMS

SAMPLE FLOOR PLAN



Suitable for plot sizes:
42' x 20' | 44' x 20'

Flooded with natural light and an open plan living area, this bright and spacious home is a great base for hosting friends and family. With two generously sized double bedrooms, the master room accompanied by an en-suite, this home is perfect for those looking to downsize without compromise. Boasting a sleek and luxury interior, this home is accompanied by a range of storage solutions to keep your home looking organised.



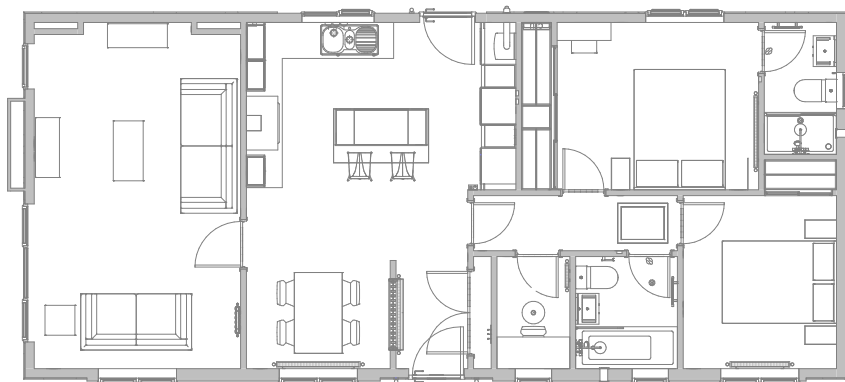
“Thoughtfully designed and elegantly finished throughout”



THE RESIDENCE

2 DOUBLE BEDROOMS | 2 BATHROOMS

SAMPLE FLOOR PLAN



Suitable for plot sizes:

44' x 20'

When you enter the Residence you will get an overwhelming feeling of space as an abundance of floor to ceiling windows and glass doors pour brilliant light into this contemporary styled home. Built for socialising the large kitchen-diner is the hub of activity, while a spacious lounge and tranquil double bedroom provide oases of calm for those moments of peace. Designed to be different the Residence is upscale living with a modest price tag.



"Designed to be different"



MOVE+

EFFORTLESS, UNCOMPLICATED AND STRESS-FREE

If you'd love to move but are unsure about the whole buying and selling process, then we'd like to put your mind at rest. When you buy a home with Tingdene Parks you will receive one-to-one support from our friendly advisers and you will also have the opportunity to take advantage of our assisted move or part exchange schemes.

From arranging valuations and assessing market values, to expertly managing estate agents and advising on the marketing of your property, Move + will provide the most effortless way to sell your home and manage the entire sales process.

Alongside our assisted move scheme we also work with associated specialist companies to offer part exchange. One of our trusted part exchange providers will offer a cash amount for your property, offering an immediate solution to securing your dream park home. Taking away the uncertainty that moving home can cause and giving you the flexibility to stay in your property until your new home is ready, part exchange helps relieve the stress of moving.

If you are interested in using either of these services please ask us for more details.

WHAT OUR CUSTOMERS SAY

"The process was extremely simple. I was offered a good, market value price for my house, so I was able to continue with the purchase of my new home and didn't miss out on the plot available. It was a lot easier than I thought it would be and I was kept well informed throughout. In fact, overall the help I received was phenomenal."

Come and experience the wonderful setting of Sandpiper Gardens for yourself.

Call 01933 427816 to book your personal tour.



ABOUT TINGDENE PARKS

Since starting our first residential park home development in 1996 Tingdene Parks has grown to become one of the UK's most prestigious operators of residential parks. Based in Northamptonshire we specialise in creating distinctive park home communities in desirable locations. Now with 28 parks across the country our portfolio continues to develop and expand.

Whilst successfully delivering many exciting new developments our commitment to sustainability, the environment and the local community remains strong. Our robust environmental policy makes sure we are constantly looking for opportunities to minimise our environmental impact whilst future-proofing our developments and ensuring minimal disruption to the local community. Our goal is to enhance the well-being and satisfaction of our customers as we focus on operating a safe and sustainable business.

Find out more about us by visiting
www.tingdene-parks.net



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Disclaimer

Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site maps and floor plans contained within this brochure are not to scale and are subject to change, the information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.
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