

	KINGSMANS POINT BRANDY HOLE YACHT CLUB		HULLBRIDGE SS5 6QB
	51.6311°	0.6343°	

Kingsmans Farm Road,
Hullbridge,
Hockley SS5 6QB
kingsmans-point.co.uk



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Your own personal
haven, surrounded
by spectacular views.

A collection of fourteen three bed homes with private gardens and roof terraces, located on the outskirts of Hullbridge, with views over the River Crouch.

Previously a yacht club, Kingsmans Point has been designed with the area's history in mind and is ideally placed to for residents to enjoy all the benefits of a waterfront lifestyle.



CGIs are illustrative and may be subject to changes.

KINGSMANS POINT

Quality without
compromise.



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Conceived to blend with their natural surroundings, each home has a unique facade design. Each property benefits from private parking and a garage.



Each home has uninterrupted views, and sliding full height glazing for the option of closing the space, which allows use of the terrace space in the colder months.





Our materials have been carefully sourced and selected to embody a sense of luxury right through from the overall design to the choice of colours and fittings. Crafted with clean lines and minimal fuss, to create the ideal living experience.





Experience the outdoors
whatever the weather.

The rooftop terrace is the ideal spot to entertain al fresco, while the lower level allows residents the versatility to savour the outside space whilst insulated from the elements. Both offer impressive views onto the river – perfect for receiving guests or just relaxing all year round.



Location

Nestled in the tranquil village of Hullbridge, Kingsmans Point allows an effortless lifestyle whilst maintaining excellent connectivity to wider Essex and London. Nearby Hockley and Rayleigh stations offer ease of commute and convenient station parking with Southend-on-Sea only a short journey away and London reachable in under one hour.



Nearby Stations

Hockley Railway Station
3.9 miles

Rayleigh Railway Station
4.1 miles

Battlesbridge Railway Station
4.2 miles

London

Stratford
36 mins from Rayleigh

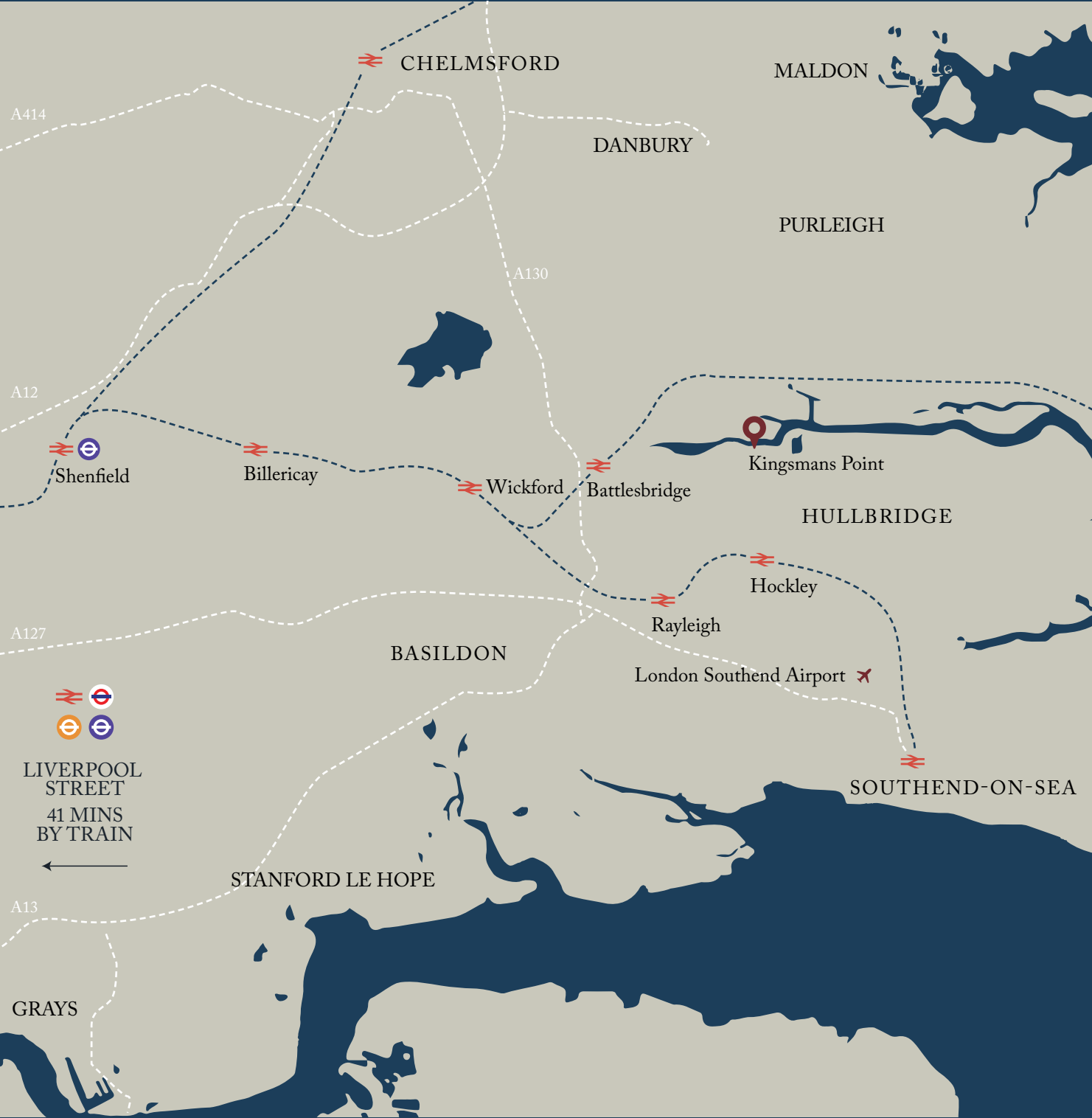
Liverpool Street
41 mins from Rayleigh

Canary Wharf
59 mins from Rayleigh

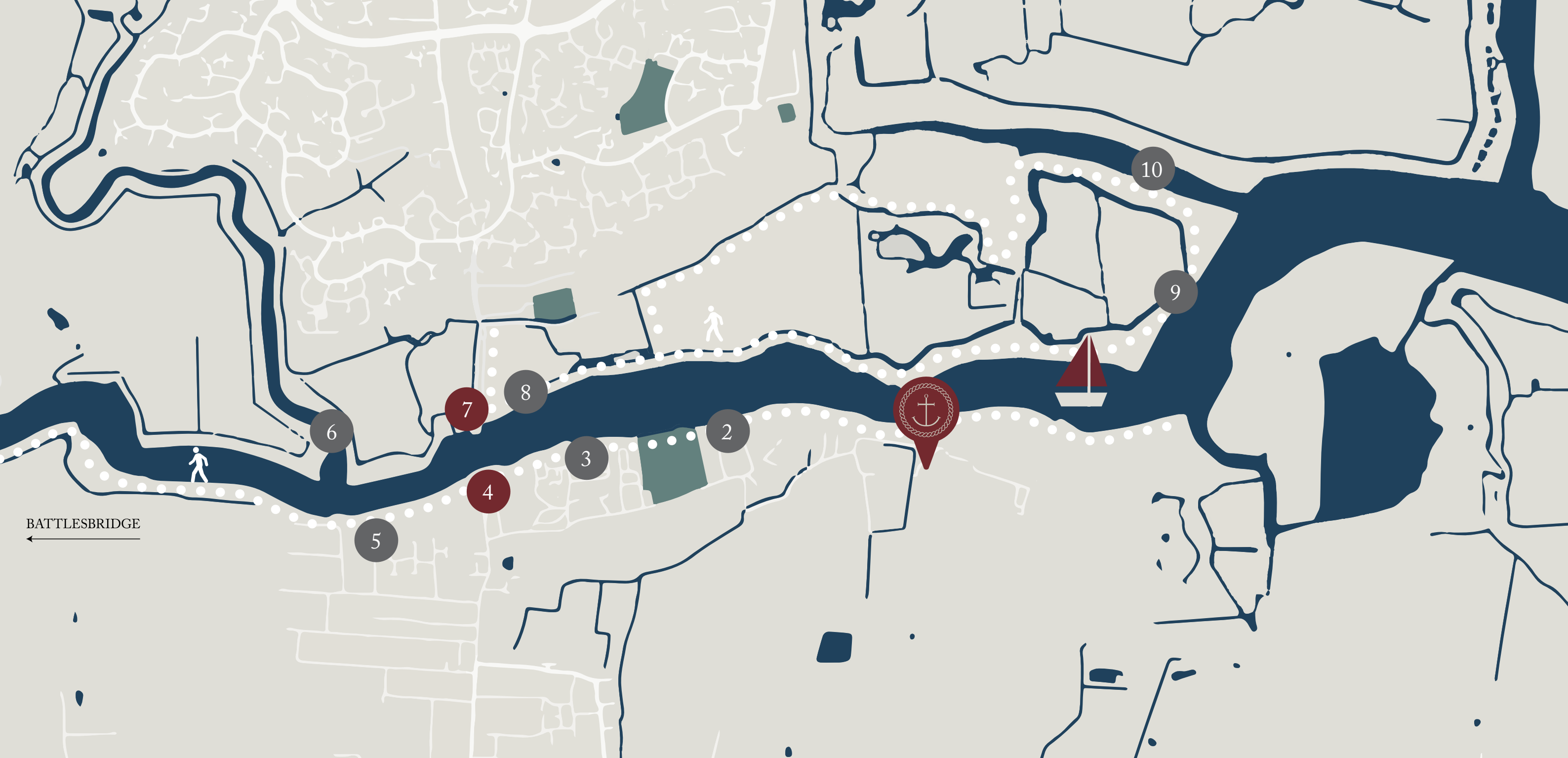
Airports

London Southend Airport
53 mins via Rayleigh

Stansted Airport
2 hours via Liverpool Street



NB Time calculated from development to destination using Google Maps



By Boat

Kingsmans Point is ideally placed so that you can explore the River Crouch. There are a number of spots along the river that are accessible by boat, with several yacht clubs and pubs just a short trip away.

Across the river from Kingsmans Point you will find Hawbush Creek Viewpoint, where you can watch the sun rise and set. Further upstream is Battlesbridge, the home of a several antiques centres.

There is a breadth of wildlife living around the area. You may come across many types of sea birds, waders, farmland birds, bird of prey, otters, and seals resting in the creeks.

Kingsmans Point is near scenic walking routes, which follow the river's edge.

- ⚓ Kingsmans Point
- 2 Hullbridge Yacht Club
- 3 Up River Yacht Club
- 4 The Anchor Hullbridge
- 5 Kendal Park
- 6 Fenn Creek
- 7 Phoebe's Pantry
- 8 South Woodham Ferrers Yacht Club
- 9 Hawbush Creek Viewpoint
- 10 Clements Green Creek

AREA GUIDE



The Anchor Hullbridge courtesy The Oakman Group



Enjoy a laid back lifestyle.

Just 10 miles from Chelmsford, the village of Hullbridge is surrounded by green belt and the River Crouch. With over two miles of river access, the area is frequented by the boating community, with a number of moorings and yacht clubs.

Find plenty of unspoilt riverside walks with atmospheric views and abundant wildlife, such as birds, otters and occasionally even seals.

Just over 4 miles from Kingsmans Point you'll find the historic town of Battlesbridge, which is home to an antiques market that is renowned throughout the county.

Coffee Shops

Golden Crust Bakery
1.4 miles

Nana Cha Cha’s Coffee Shop
1.4 miles

The Hideaway Tearoom
3.8 miles

Cycle Café
3.9 miles

The Willows
3.9 miles



The Ferry Boat Inn



Essentials

Jay’s Store
1.0 mile

Ferry Pharmacy
1.3 miles

One Stop
1.4 miles

Co-op
1.7 miles

Makro
3.3 miles

Asda (Rayleigh)
3.7 miles

Tesco Express
4.4 miles

Sainsbury’s Local
4.8 miles

M&S Simply Food
7.1 miles



The Anchor Hullbridge courtesy The Oakman Group

With its stunning location overlooking the river, The Anchor Hullbridge is the perfect place to unwind. Visitors can enjoy picturesque views while savouring contemporary pub dishes.

Pubs & Restaurants



The Anchor Hullbridge courtesy The Oakman Group

The Anchor Hullbridge 1.1 miles	One Green Bottle 3.9 miles
Simla Tandoori 1.1 miles	Hawk Battlesbridge Wickford 4 miles
Alexander’s (Takeaway) 1.4 miles	Neils Bar & Kitchen 4.6 miles
Fairways Diner 2.4 miles	Thai Bualuang Restaurant 8.4 miles
The Rose Garden 3.5 miles	The Ferry Boat Inn 12.2 miles
The Barge Inn 3.8 miles	



Fitness

Leeman Fitness
2.7 miles

CrossFit (Rayleigh)
2.8 miles

Club Woodham
8.0 miles

Schools

HCA Pre-School
0.9 miles

Collingwood Primary School
9.0 miles

The Hullbridge Pre-school
1.0 mile

Hockley Primary School
4.5 miles

Riverside Primary School
1.1 miles



Shopping

Battlesbridge Antiques Centre
3.9 miles

Bridge Nursey
4.0 miles

The Old Sack Store
4.0 miles

The Mill
5.0 miles



Fambridge Yacht Haven

Leisure

Brandy Hole Yacht Station
0.1 miles

Knockout Challenge Limited
7.8 miles

Hullbridge Library
1.3 miles

Marsh Farm Animal Adventure Park
9.0 miles

Kendal Park Nature Reserve
1.3 miles

Clements Green Creek
9.2 miles

Hullbridge Yacht Club
0.6 miles

Fambridge Yacht Haven
12.6 miles

Wickford Park Outdoor Gym
7.2 miles

A number of yacht clubs are situated along the River Crouch, where visitors can enjoy paddleboarding, kayaking, rowing, and sailing. The Clements Green Creek tributary meets the River Crouch opposite Kingsmans Point, and is also an ideal spot for a range of aquatic leisure pursuits, depending on the tide.

SITE PLAN

- | | |
|----------|-----------|
| 1 Type 1 | 8 Type 3 |
| 2 Type 1 | 9 Type 3 |
| 3 Type 1 | 10 Type 3 |
| 4 Type 1 | 11 Type 3 |
| 5 Type 1 | 12 Type 3 |
| 6 Type 1 | 13 Type 3 |
| 7 Type 2 | 14 Type 4 |



Type 1
 171.7 sqm / 1848 sqft
 3 Bedrooms
 2 Bathrooms

Ground, First & Second Floors		
Lounge/Dining/Kitchen	7.8 x 7.3 m	
Bedroom 1	3.8 x 3.5 m	
Bedroom 2	3.6 x 3.8 m	
Bedroom 3	3.4 x 2.9 m	
Garage	44 sqm	
Total	171.7 sqm	
	1848 sqft	
Roof Terrace	68 sqm	
Garden size dependable on plot		



www.kingsmans-point.co.uk

All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

Type 2
176.4 sqm / 1898 sqft
3 Bedrooms
2 Bathrooms

Ground, First & Second Floors

Lounge/Dining/Kitchen	7.6 x 7.6 m
Bedroom 1	3.8 x 3.5 m
Bedroom 2	4.8 x 3.5 m
Bedroom 3	2.8 x 3.7 m
Garage	44 sqm
Total	176.4 sqm
	1898 sqft
Roof Terrace	66 sqm
Garden size dependable on plot	



Type 3
176.4 sqm / 1898 sqft
3 Bedrooms
2 Bathrooms

Ground, First & Second Floors

Lounge/Dining/Kitchen	7.6 x 7.6 m
Bedroom 1	3.8 x 3.5 m
Bedroom 2	4.8 x 3.5 m
Bedroom 3	2.8 x 3.7 m
Garage	44 sqm
Total	176.4 sqm
	1898 sqft
Roof Terrace	66 sqm
Garden size dependable on plot	



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Type 4
176.4 sqm / 1898 sqft
3 Bedrooms
2 Bathrooms

Ground, First & Second Floors

Lounge/Dining/Kitchen	7.6 x 7.6 m
Bedroom 1	3.8 x 3.5 m
Bedroom 2	4.8 x 3.5 m
Bedroom 3	2.8 x 3.7 m
Garage	44 sqm
Total	176.4 sqm
	1898 sqft
Roof Terrace	66 sqm
Garden size dependable on plot	



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Generic Specification

High end and modern features, with quality in every detail.

Kitchens	Chrome tap	Shower Rooms	Internal Doors	Connection points ready for satellite/BT/Terrestrial TV & radio in living rooms and master bedrooms	Power sockets and water supply to roof terrace and garden
Wood effect wall units and wood shelves above worktop	Stainless steel basin	Beige metro tile feature wall	Single recessed panelled doors		
White metro tiled splashback	Bathrooms	Beige wall and floor tiles	Stainless steel ironmongery		River Crouch views from all roof terraces
LED lighting under wall units	White metro tile feature wall	Wall hung WC pan	General	CCTV and ring doorbell system to each house	
Light coloured handleless floor units	Beige wall and floor tiles	White ceramic wall hung basin	Utility room fitted with white units, washer/dryer, worktop and sink	Electric boilers and hot water mega flow cylinders in each house located in garage	Garage
Light coloured quartz worktop	Wall hung WC pan	Chrome taps and mixers	Beige large format floor tiles	Freehold	Double garage with remote control access roller shutter type door
Tiled splashback	Wood effect units with counter top basins	Chrome heated towel rail	Stainless steel switches and sockets	Externals	Workshop area or parking for two cars
Bosch hob, oven and combi oven	Chrome taps and mixers	Mirrored cabinet with shaver socket	Underfloor heating throughout	Tiles to roof terrace and undercroft on ground floor	Building Standard & Warranty
Tall oven housing	Chrome heated towel rail	Paint Finishes	White downlights throughout 1st floor	External wall lights	ICW 10 years home warranty
Integrated fridge/freezer, extractor fan and dishwasher	Bath with glazed screen	Walls and ceilings in white			
	Recessed mirrored cabinet above basins with shaver socket	Skirting and architraves in white			

Specification changes may be possible for early reservations.

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.



Buying with us

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IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London. Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 250 properties per year.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in-depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first-time buyers and buy-to-let investors from the UK and overseas.

IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit: ipe-developments.com