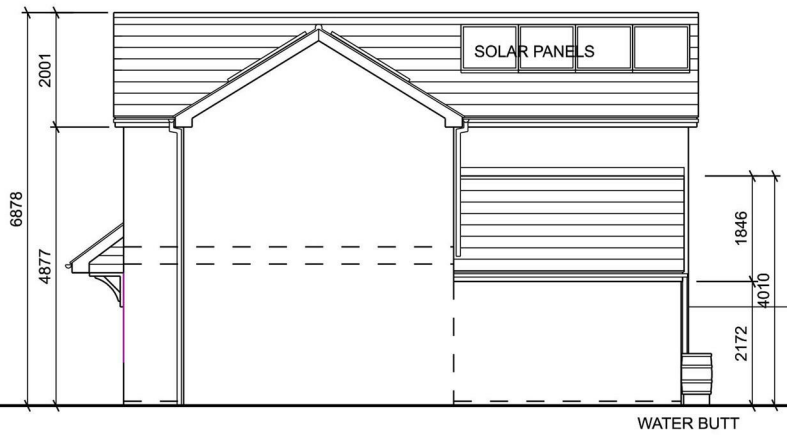
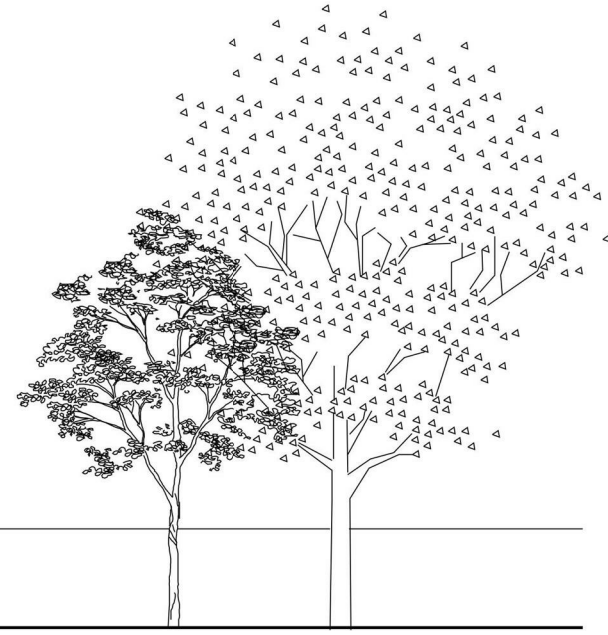


FRONT ELEVATION



SIDE ELEVATION



MATERIALS -

Mill Road, Tillingham, Southminster, CM0 7SY

Offers in excess of £150,000

PROPOSED ELEVATIONS (SCALE 1:100)

revision	date	amendment
Client: LAND ADJACENT TO 13 MILL ROAD TILLINGHAM SOUTHMINSTER CM0 7SY		
Drawing Title: PROPOSED ELEVATIONS		
Scale: AS SHOWN @ A3		
Drawing No. : MILL ROAD / 07		
Date: OCTOBER 2025		
		STUDIO 15 AYLIWARD CLOSE HADLEIGH SUFFOLK IP7 5SE TEL: 07095 857628 EMAIL: design@ncdesign.me.uk

Do not scale this drawing. Work to figured dimensions only.

This drawing is copyright of nc design and should only be reproduced with their express permission.

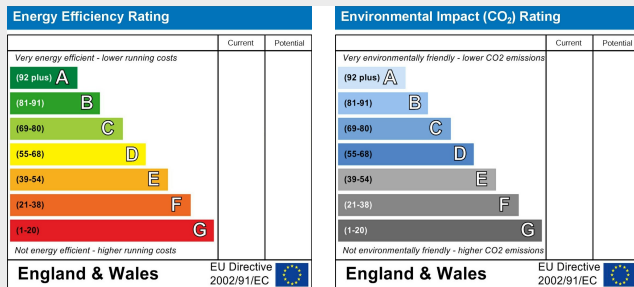
- Planning - 25/01064/RES
- Three Double Bedrooms
- Detached House
- Integral Garage
- Utility Room
- Lounge/Dining Room
- Kitchen
- En-Suite to Bedroom One
- Ground Floor WC and First Floor Four Piece Bathroom Suite
- Spacious Accommodation Throughout

A fantastic opportunity to acquire a building plot with planning permission currently awaiting decision for a sizeable three-bedroom detached house with an integral garage.

Once approved, the proposed development will provide a well-designed family home set within a desirable location. The proposed property includes a lounge/dining room, kitchen, utility room and cloakroom to the ground floor. To the first floor, the plans show three double bedrooms, a family bathroom with a four piece bathroom suite and bedroom one enjoys an en-suite.

The planned property will benefit from modern energy-efficient features including an air source heat pump and solar panels. Foul drainage will be connected, while water and electricity connections will be the responsibility of the purchaser.

This plot offers an ideal opportunity for developers or self-build buyers looking to create a high-quality home with excellent potential. Viewing is strictly by appointment only, and further details regarding the proposed plans and layout are available upon request.



LOCATION

The plot is located in the heart of Tillingham, which is a small village within the Dengie Peninsula which is bounded by the River Blackwater and the River Crouch, with the closest town being Burnham-On-Crouch which is approximately 8 miles from Tillingham. The village is clustered around the historic centre which has been designated as a conservation area. There are two public houses which dates back to the 15th century and the Church of St Nicholas which dates back to the 13th century. The village also benefits from a primary school, variety of shops, hairdressers, doctors, post office, a local recreational park, outdoor gym and sports clubs including cricket, football and bowls. The local village of Southminster has a train station which is located just 4.5 miles from Tillingham. the village also has idyllic footpaths throughout providing pleasant walks.

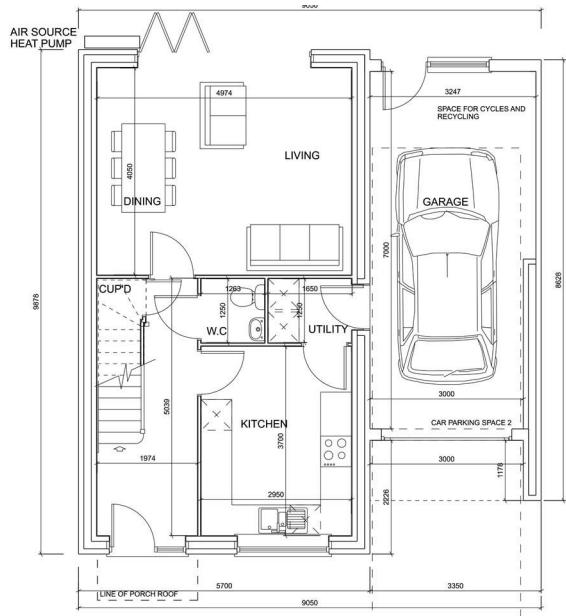
PLANNING PERMISSION

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

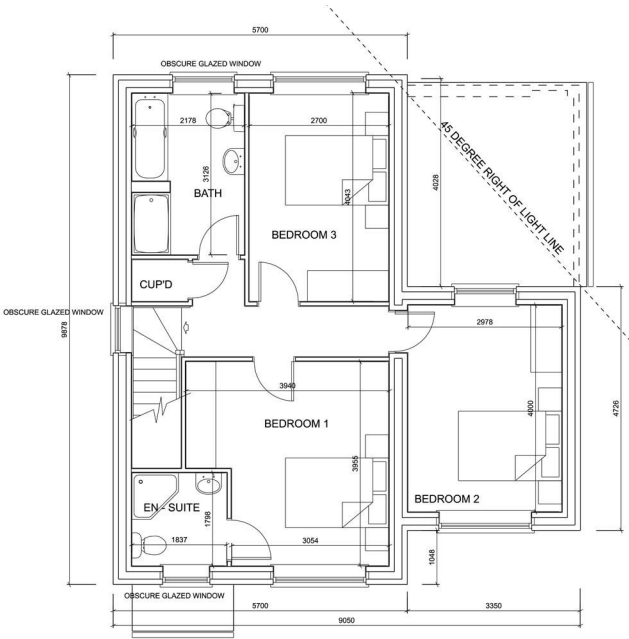
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



PROPOSED GROUND FLOOR PLAN (SCALE 1:50)

Revision	Date	Amendment
Client: LAND ADJACENT TO 13 MILL ROAD TILLINGHAM SOUTHMINSTER CM0 75Y		
Drawing Title: PROPOSED GROUND FLOOR PLAN		
Scale: AS SHOWN @ A3		
Drawing No: MILL ROAD / 04		
Date: OCTOBER 2025		
		15/01/2025 13 MILL ROAD CLOSE HEDDLEIGH TILLINGHAM SOUTHMINSTER CM0 75Y TEL: 01274 3821257 FAX: 01274 3821258
Do not scale this drawing. Work to figured dimensions only.		

This drawing is copyright of nc design and should only be reproduced with their express permission.



PROPOSED FIRST FLOOR PLAN (SCALE 1:50)

No 15 MILL ROAD

Revision	Date	Amendment
Client: LAND ADJACENT TO 13 MILL ROAD TILLINGHAM SOUTHMINSTER CM0 75Y		
Drawing Title: PROPOSED FIRST FLOOR PLAN		
Scale: AS SHOWN @ A3		
Drawing No: MILL ROAD / 05		
Date: OCTOBER 2025		
		15/01/2025 13 MILL ROAD CLOSE HEDDLEIGH TILLINGHAM SOUTHMINSTER CM0 75Y TEL: 01274 3821257 FAX: 01274 3821258

This drawing is copyright of nc design and should only be reproduced with their express permission.

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

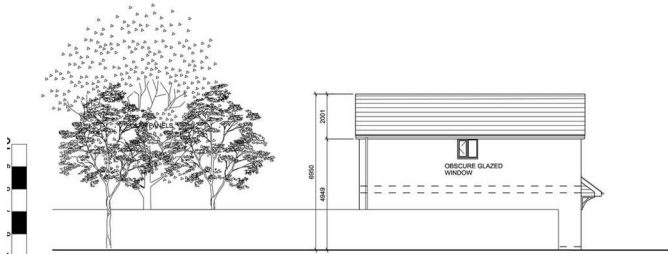
Sales | Lettings | Development | Investment
F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk
Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





MATERIALS -
 WALLS - HAMPTON RURAL BLEND ECOSTOCK BRICKWORK (FORTERRA)
 ROOF - DANUM TLE DARK GREY ROOF TILES
 WINDOWS - GREY ANTHRACITE UPVC WINDOWS
 SOFFIT / FASCIA - WHITE PLASTIC
 RWPS / GUTTERS - BLACK PLASTIC

This drawing is copyright of the design and should only be reproduced with their express permission.



SIDE ELEVATION

PROPOSED ELEVATIONS (SCALE 1:100)

Revision	Date	Amendment
Client: LAND ADJACENT TO 13 MILL ROAD TILLINGHAM SOUTHWESTER CM0 7BY		
Drawing Title: PROPOSED ELEVATIONS		
Scale: AS SHOWN @ A3		
Drawing No: MILL ROAD 148		
Date: OCTOBER 2025		
		
Do not scale this drawing. Work to figured dimensions only.		



Paul Mason Associates

35 The Street
 Latchingdon
 Chelmsford
 Essex
 CM3 6JP

T: 01621 742 310

Bruce House
 17 The Street
 Hatfield Peverel
 Chelmsford
 CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
 Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

