



Grange Road, Tillingham CM0 7FY  
£599,995

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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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.



## Land of East, South Street, Tillingham (Plots 1-4)



### Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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