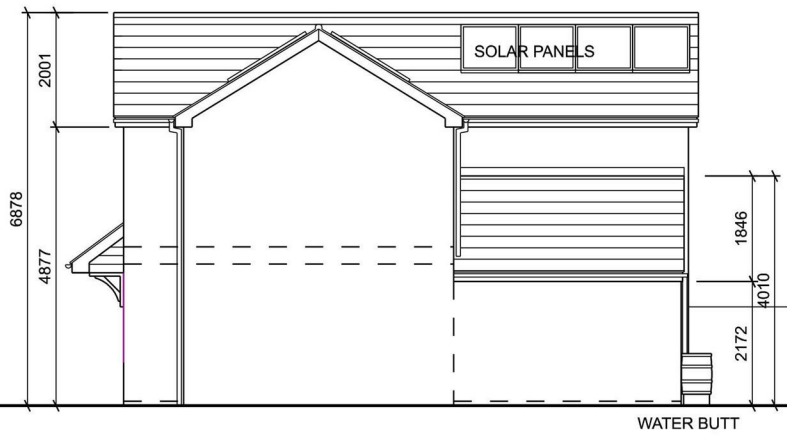
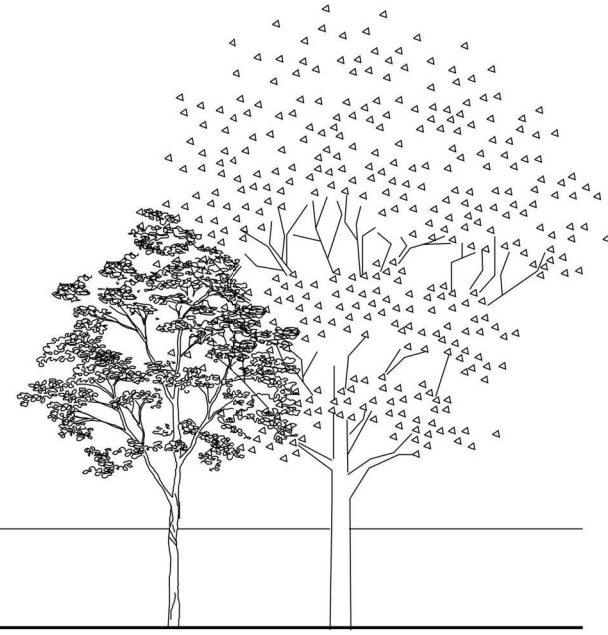


FRONT ELEVATION



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

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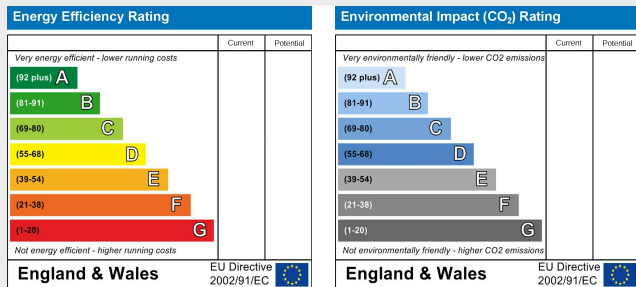
- Planning - 25/01064/RES
- Three Double Bedrooms
- Detached House
- Integral Garage
- Utility Room
- Lounge/Dining Room
- Kitchen
- En-Suite to Bedroom One
- Ground Floor WC and First Floor Four Piece Bathroom Suite
- Spacious Accommodation Throughout

A fantastic opportunity to acquire a building plot with outline planning and the full 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.

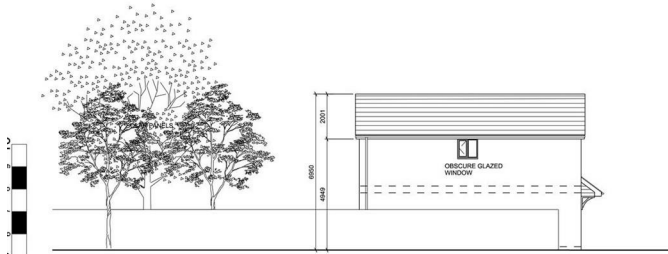
Important Notices

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.



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

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SIDE ELEVATION

PROPOSED ELEVATIONS (SCALE 1:100)

Revision	Date	Amendment
Client: LAND ADJACENT TO 13 MILL ROAD TILLINGHAM SOUTHWESTER CM3 7JY		
Drawing Title: PROPOSED ELEVATIONS		
Scale: AS SHOWN @ A3		
Drawing No: MILL ROAD 148		
Date: OCTOBER 2025		
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