

# SALTMARSH PLACE



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A COASTAL COMMUNITY SURROUNDED BY STUNNING NATURAL BEAUTY

# SALTMARSH PLACE

Welcome to Saltmarsh Place, a charming coastal development in the picturesque village of Tollesbury, Essex.

This exclusive community features 17 beautifully designed homes, ranging from cozy 1-bedroom apartments to spacious 3-bedroom houses.

Saltmarsh Place draws inspiration from the area's eclectic architecture and building materials, seamlessly blending them with contemporary design elements to create homes that are both elegant and efficient.

Each home is designed to achieve an EPC B rating, ensuring sustainable and smart living for our residents.

LIVE SMARTLY & SUSTAINABLY

A coastal community you can call home...





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# WHAT MAKES A HOME AT SALTMARSH PLACE SO SPECIAL?

## BUILT FOR LIFE

Homes at Saltmarsh Place are built to last.

## INNOVATIVE

Utilising the latest technologies.

## ARCHITECTURALLY PLEASING

Communities that complement and enhance local architecture.

## EXCELLENT AFTERCARE & MAINTENANCE

Award-winning customer service, our developments enjoy 100% claim free building warranties.

## SUSTAINABLE

Our new homes are built in line with Part L regulations. This means a more energy-efficient home for you, your family and the environment.



# SALTMARSH PLACE: SUSTAINABLE HOMES THAT BENEFIT YOU & THE ENVIRONMENT.

## 1.

All our houses have solar panels to help boost your existing energy using sustainable green energy. (Houses only)



## 2.

EV charging is installed for electric cars, allowing you to charge your vehicle from the comfort of your own home.



## 3.

Enhanced loft insulation keeps your home warm in the winter, and cool in the summer.



## 4.

All our houses have high performance battery storage system. Taking advantage of off-peak tariffs and reduced energy bills. (Houses only).



## 5.

Increased thermally-efficient walls mean less heat will be able to escape your home, while you save on central heating.

## 6.

Panelised offsite-manufactured timber frame technology allows us to construct using a unique, sustainable system that adds to the thermal efficiency of your home.

## 7.

Infra-red heating warms your already well-insulated home using the latest technology - letting you save money and energy.

## 8.

Air source heat pump hot water system.



## DISCOVER THE CHARM OF TOLLESBURY VILLAGE

Tollesbury boasts two stores, a pharmacy, doctors' surgery and primary school. The Kings Head Public House is popular with locals, and there is a butchers, bakery, art gallery, bookshop, café, and garage with petrol station.

As well as good local schools, there are a number of excellent private schools within driving distance including New Hall in Chelmsford and St Marys (for girls), Holmwood House, Oxford House, Colchester High School, and the two highly rated grammar schools in Colchester and Chelmsford.

The village is ideally suited for the sailing enthusiast with Tollesbury Marina and Sailing Club on the doorstep and a chandlery. The village lies on the Blackwater Estuary offering various walks around the sea wall and there is also a salt-water pool with a beach, which is open throughout the summer months. A series of footpaths connect to Tollesbury Wick Marshes and the Blackwater Estuary.

For more extensive services Maldon is ten miles distant, whilst the cities of Colchester and Chelmsford are twelve and twenty miles away respectively.





TOLLESBURY MARINA  
A sheltered safe haven  
for sailors. 15 minutes walk  
from Saltmarsh Place.



## COMMUTE & LOCATION

Saltmarsh Place is conveniently placed, with easy access to the major roads of the A12, M11 and the M25. Stansted Airport is 34 miles away with direct flights to Europe, North America, the Middle East and North Africa.

For those looking to commute into London there are several options available; the local railway stations of Witham and Kelvedon run direct services into London Liverpool Street.

### WITHAM TRAIN STATION

*12 miles from Saltmarsh Place*

- 44 mins to Liverpool Street.

### KELVEDON TRAIN STATION

*9 miles from Saltmarsh Place*

- 8 mins to Colchester

- 50 mins to Liverpool Street.





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SITE PLAN

Private luxury residences in a thriving coastal community, Saltmarsh Place showcases architect-designed modern homes, built entirely for their owners’ convenience; a friendly neighbourhood and a place you can be proud to call home.

PHASE 1; PLOTS 13 - 17

Nº 13	3 bed	Semi-detached	96.6 Sq M / 1040 Sq Ft	Garden	101 M²
Nº 14	3 bed	Semi-detached	95.5 Sq M / 1028 Sq Ft	Garden	97 M²
Nº 15	3 bed	Semi-detached	95.5 Sq M / 1028 Sq Ft	Garden	97 M²
Nº 16	3 bed	Semi-detached	95.5 Sq M / 1028 Sq Ft	Garden	97 M²
Nº 17	3 bed	Detached	95.5 Sq M / 1028 Sq Ft	Garden	112 M²

PHASE 2; PLOTS 1-4 AND APARTMENT 5 - 12

Nº 1	2 bed	Semi-detached	72.5 Sq M / 780 Sq Ft	Garden	58 M²
Nº 2	2 bed	Semi-detached	71.4 Sq M / 769 Sq Ft	Garden	61 M²
Nº 3	3 bed	Semi-detached	89.1 Sq M / 959 Sq Ft	Garden	91 M²
Nº 4	3 bed	Semi-detached	89.1 Sq M / 959 Sq Ft	Garden	103 M²
Nº 5	3 bed	Ground Floor	74 Sq M / 797 Sq Ft	Garden	22 M²
Nº 6	1 bed	Ground Floor	50 Sq M / 538 Sq Ft	Garden	17 M²
Nº 7	2 bed	First Floor	61 Sq M / 657 Sq Ft		
Nº 8	2 bed	First Floor	61 Sq M / 657 Sq Ft		
Nº 9	1 bed	Ground Floor	50 Sq M / 538 Sq Ft	Garden	17 M²
Nº 10	3 bed	Ground Floor	74 Sq M / 797 Sq Ft	Garden	22 M²
Nº 11	2 bed	First Floor	61 Sq M / 657 Sq Ft		
Nº 12	2 bed	First Floor	61 Sq M / 657 Sq Ft		



### BATHROOMS

- Contemporary white sanitaryware with chrome fittings.
- White basin with chrome mixer taps and bespoke under-basin cabinetry. Dual flush, soft close back to wall WC with chrome flush plate.
- Chrome rain-head thermostatic showers, to showers and over baths, with glass shower / bath screens.
- Heated designer towel rails in chrome.
- Neutral palette of stone coloured tiles.



### FINISHING

- Internal doors, painted panelled, quality internal doors with chrome furniture.
- Walls and ceilings, all walls painted in matt emulsion, neutral colour to compliment flooring, white flat ceilings.
- Woodwork, contemporary profile skirtings and architraves, painted in satin paint, white.
- Wood effect luxury vinyl tile to kitchens and hallway.
- Luxury textured 2-ply carpets to bedrooms and living room.

### HEATING/ENERGY

- High efficiency infra-red heating.
- Air source heat pump water cylinder.
- EV charging for electric vehicles
- Solar panels (houses only)
- Battery storage facility (houses only)

### ELECTRICAL

- Recessed downlight fittings to kitchens bathrooms and living room.
- White finish sockets and switches.
- High speed fibre broadband connectivity.

ABOUT THE DEVELOPER

# SALTMARSH DEVELOPMENTS

Saltmarsh Developments is an Essex based developer specialising in luxury, contemporary family homes.

Their portfolio ranges from developments of five to 50 units, all with the aim to create homes with character, that enhance the local environment.



**FOLEY HOUSE, ESSEX**  
*18 high quality apartments set within beautiful gardens and countryside.*

**SUDBURY FIELDS, SUFFOLK**  
*46 homes in the Suffolk village of Great Cornard, close to the picturesque market town Sudbury.*



**NEW WRITTLE STREET, ESSEX**  
*Eight charming luxury homes, full of local character.*

**RAYLEIGH QUARTER, ESSEX**  
*41 private gated apartments and penthouses in the heart of Rayleigh.*



**FAIRFIELD COURT, ESSEX**  
*Beautiful restoration of executive homes packed with character.*



**BLACKHEATH ROAD, COLCHESTER, ESSEX**  
*A new build development of contemporary 3 & 4 bedroom family homes.*





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Notwithstanding the generality of the above, please note that: (i) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but no person, whether purchaser, potential purchaser, estate agent, advertiser, introducer or otherwise, should rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (ii) commentary, descriptions, figures, calculations, example financial projections (including, where applicable, examples of possible rental income and yields), plans, images and representations are illustrative only; (iii) images and plans may include artist impressions and computer-generated images which are not to scale; (iv) changes to the property may be made during the further planning or development stages of any development or otherwise, and dimensions, fittings, finishes, ongoing costs and specifications and representations and any other aspect are subject to change without notice; (v) measurements provided are taken at the widest points of rooms, except on angled walls where the measurement is generally taken at the centre of the room; (vi) apartment numbers are for sales purposes only and postal addresses may differ; and (vii) all journey times stated are approximate.

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