An age-exclusive development
of Bungalows and Chalets

SALT MEADOWS

DEVELOPMENT

BY LEWIS & SCOTT

Tollesbury, Maldon,
Essex, CM9



THE LOCAL AREA

Tollesbury is a beautiful and picturesque coastal village set along the stunning Essex shoreline, offering a peaceful way of life surrounded by natural beauty and timeless charm. Renowned for its marina, expansive salt marshes, and breathtaking open skies, the village provides a tranquil setting where residents can enjoy scenic waterside walks, sailing, birdwatching, and an abundance of outdoor pursuits.

Steeped in maritime heritage, Tollesbury combines traditional village character with a strong sense of community. Its welcoming atmosphere is reflected in its selection of local pubs, cosy cafés, independent shops, village hall, doctors' surgery, and everyday amenities, all contributing to a relaxed and convenient lifestyle.









THE LOCAL AREA

The village is home to the popular Tollesbury Marina, a vibrant hub for sailing enthusiasts and waterside dining, while the surrounding Blackwater Estuary offers spectacular scenery, diverse wildlife, and miles of coastal walking routes right on your doorstep. Despite its peaceful setting, Tollesbury benefits from excellent connectivity to Maldon, Chelmsford, Colchester and beyond, making it an ideal location for those seeking a balance between countryside tranquillity and modern convenience.

Whether enjoying a morning coffee overlooking the marina, exploring the natural beauty of the Essex coast, or becoming part of a welcoming local community, Tollesbury offers an exceptional lifestyle where nature, relaxation, and everyday comfort come together. It is a truly special place to call home.

















The Development

Picturesque Coastal Village Setting
Nestled on the edge of the Blackwater Estuary, offering beautiful waterside scenery, open skies, and a relaxed pace of life.

A Choice of Beautifully Designed Homes
A carefully curated range of layouts to suit different lifestyles, from those looking to downsize to those seeking additional space for family and guests.

High-Quality Specification Throughout
Thoughtfully designed interiors featuring premium finishes, contemporary fittings, and carefully selected materials for stylish, comfortable living.

Community-Focused Living
Created to encourage a strong sense of belonging, with welcoming spaces and opportunities to connect with neighbours and become part of a thriving community.

Energy-Efficient Homes
Built with modern construction methods and energy-saving features to help reduce running costs while providing year-round comfort.

Exclusive Residents' Clubhouse
A dedicated social hub for residents to relax, meet friends, attend events, and enjoy a variety of community activities.

Everyday Amenities Close at Hand
Convenient access to local shops, cafés, traditional pubs, healthcare facilities, and essential village services.

Attractive Nature Ponds
Carefully integrated wildlife-friendly ponds that enhance the natural setting and encourage local biodiversity.

Scenic Woodland Walk
A tranquil walking route providing the perfect opportunity to enjoy nature, exercise, and the outdoors right on your doorstep.

Beautifully Landscaped Communal Gardens
Elegant shared green spaces designed for relaxation and social interaction, featuring attractive planting, seasonal colour, and peaceful areas to sit and unwind.

Surrounded by Natural Beauty
Enjoy easy access to coastal walks, salt marshes, nature reserves, and the stunning landscapes that make Tollesbury such a sought-after location.

Marina & Waterside Lifestyle Nearby
Just moments from Tollesbury Marina, offering opportunities for sailing, boating, waterfront dining, and enjoying the best of coastal living.









Available Plots

The Violet - £297,000
Plots 14 & 15 - 1 Bedroom Bungalow

The Freya - £445,000
Plot 3 - 2 Bedroom Bungalow

The Norah - £486,000
Plots 1 & 19 - 3 Bedroom Chalet



THE VIOLET - PLOTS 14 & 15

ONE BEDROOM BUNGALOW

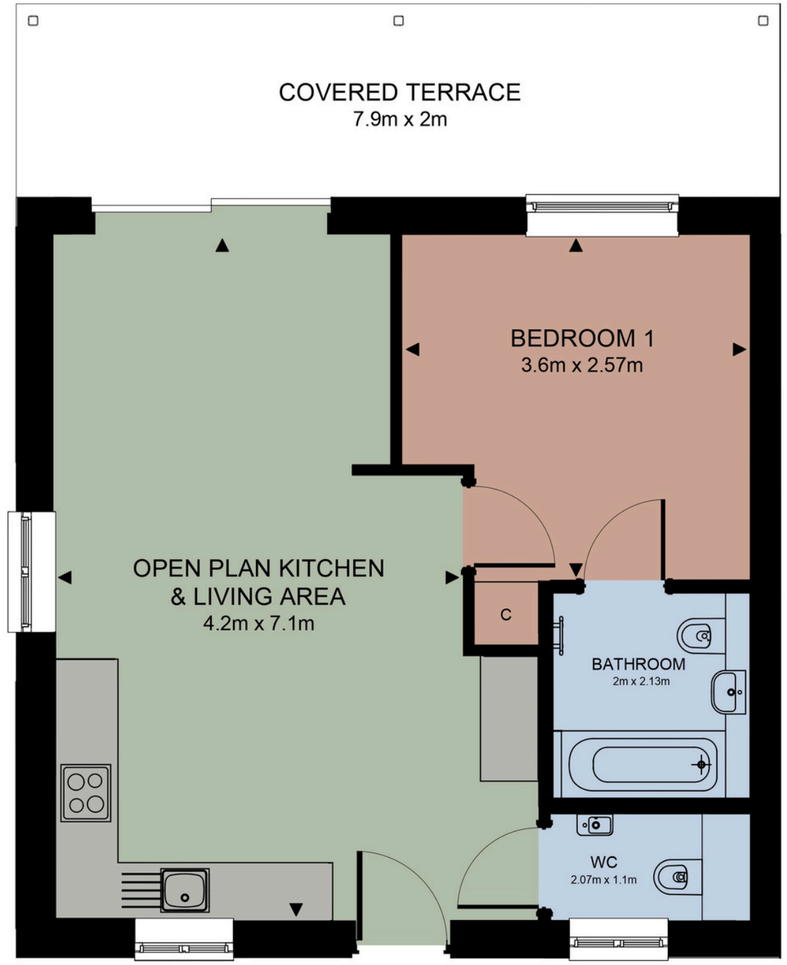
Semi-detached

*The Violet is a discount market sale home and is subject to qualifying criteria.

- Spacious double bedroom, with ensuite bathroom
- Open plan living and dining area, which extends outside to a covered veranda,
- Fully fitted, kitchen with quartz worktops, and integrated kitchen appliances included
- All carpets and floor coverings included, ready to move in
- Super-efficient air source heat pump heating and hot water. Underfloor heating throughout
- High thermal performance insulation and windows, providing exceptional energy efficiency with underfloor heating throughout
- Private parking with electric vehicle charging point
- Private garden, with bicycle store shed







559 sq.ft approx.

THE FREYA - PLOT 3

TWO BEDROOM BUNGALOW

Semi-detached

- 2 spacious double bedrooms, 1 bathroom and additional WC
- Open plan living and dining area, which extends outside to a covered veranda
- Fully fitted, kitchen with quartz worktops, and integrated kitchen appliances included
- All carpets and floor coverings included, ready to move in
- Super-efficient air source heat pump heating and hot water. Underfloor heating throughout
- High thermal performance insulation and windows, providing exceptional energy efficiency
- Private driveway for two cars with electric vehicle charging point
- Private garden, with bicycle store shed







787 sq.ft approx.

THE NORAH - PLOT 1

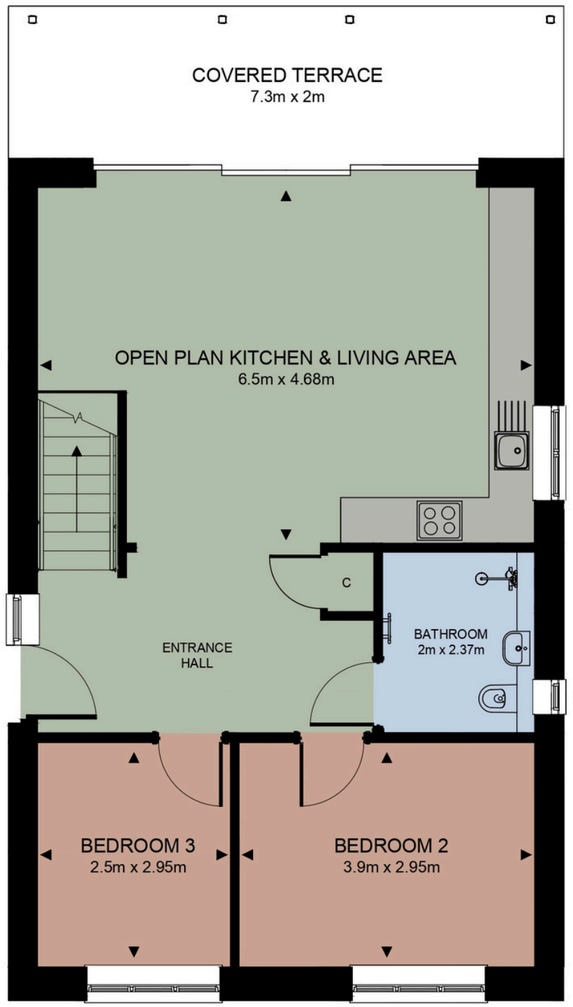
THREE BEDROOM CHALET WITH BALCONY

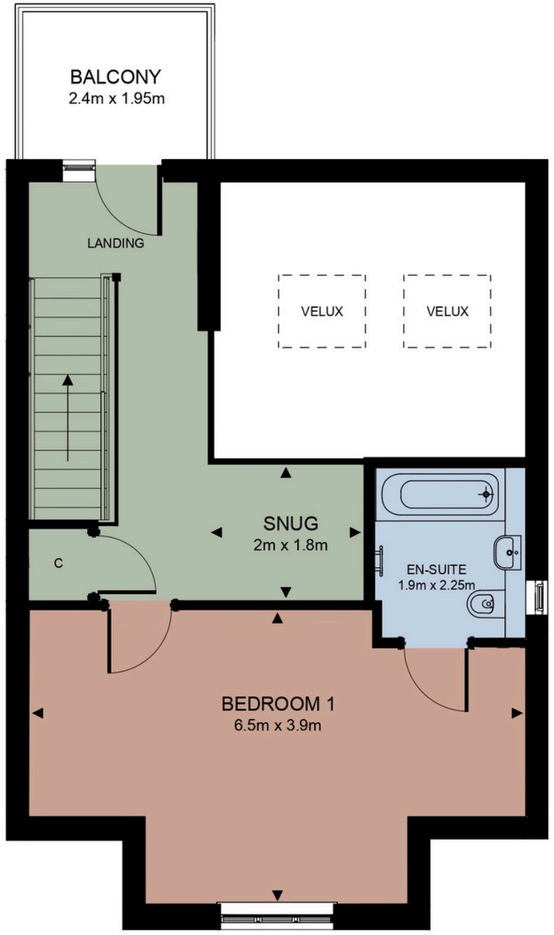
Detached

- 3 spacious bedrooms, 2 bathrooms (master with en-suite), and additional W.C.
- Open plan living area which extends outside to a covered veranda
- Private first floor balcony providing a tranquil spot to read, or savour a morning coffee
- Fully fitted, kitchen with quartz worktops, and integrated kitchen appliances included
- Easy-access staircases with low risers, deep treads, and space for a future stairlift.
- All carpets and floor coverings included, ready to move in
- Super-efficient air source heat pump heating and hot water. Underfloor heating to all ground floor areas
- High thermal performance insulation and windows, providing exceptional energy efficiency
- Private driveway for two cars with electric vehicle charging point
- Private garden, with bicycle store shed









1,202 sq.ft approx.

THE NORAH - PLOT 19

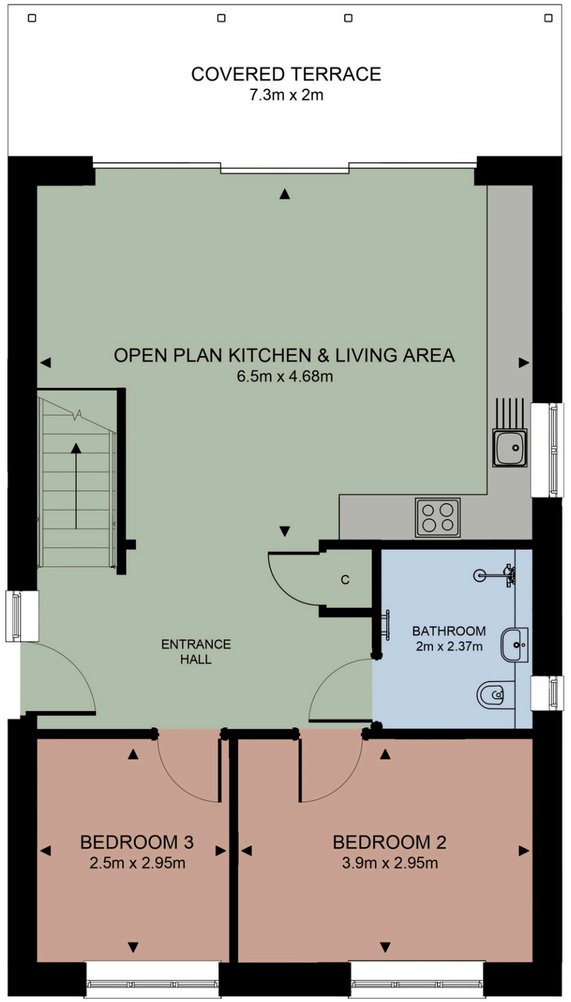
THREE BEDROOM CHALET

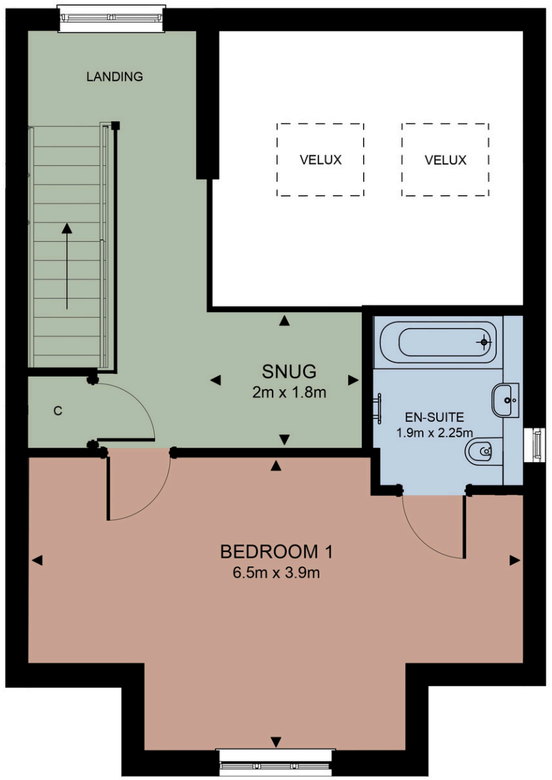
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- All carpets and floor coverings included, ready to move in
- Super-efficient air source heat pump heating and hot water. Underfloor heating to all ground floor areas
- High thermal performance insulation and windows, providing exceptional energy efficiency
- Private driveway for two cars with electric vehicle charging point
- Private garden, with bicycle store shed
- Plot 19 benefits from beautiful far-reaching views across the surrounding countryside.









1,202 sq.ft approx.



FINISHES

Flooring

- Quality carpets to all bedrooms, staircases, and landings
- Tiled flooring to bathrooms and en-suites
- Engineered wood flooring to entrances, kitchens, lounges, dining areas, and WCs

Kitchens

- Fully fitted kitchen with contemporary cabinetry and quartz worktops
- Integrated appliances, including:
  - Induction Hob
  - Extractor Fan
  - Electric Oven
  - Microwave (select homes only)
  - Split Fridge freezer
  - Dishwasher
  - Washer dryer (integrated in select homes only)

Bathrooms

- Tiled flooring with complementary partial wall tiling
- Concealed cistern with contemporary wall-hung WC
- Semi-recessed washbasin with modern mixer tap
- Wet room–style shower with screen (available in The Norah Homes)
- Fitted bath with overhead shower and glass screen (Provisions for Wet room-style shower installed)
- Heated towel rail (available in select homes)



HELPFUL INFORMATION

ACCESSIBILITY AND ADAPTABILITY

Each home has been thoughtfully designed with adaptability in mind. In The Norah, for example, the staircase features comfortable low-rise steps and generous tread depths, with dedicated space and power provisions already in place for the future installation of a stairlift. Sockets and switches are positioned within easy reach, while bathrooms have been designed to be easily adapted from a standard bath to a full wet room should residents' needs change over time. All properties benefit from level-access entrances and exits, along with generous internal walkways and circulation space to ensure effortless movement throughout the home, providing comfort, convenience and peace of mind for the future.

THE CLUBHOUSE

The Clubhouse is available for the exclusive use of residents for both social and private purposes, as well as for organised gatherings or events hosted by the Lewis & Scott team. The facilities include a fully accessible restroom, refreshment amenities, and heating/air-conditioning. The building overlooks a wildlife pond and features a balcony with seating.

LEGALS

All homes are available for sale as freehold tenure.

THE GROUNDS

The development offers an abundance of beautiful open spaces for residents to enjoy, including a tranquil woodland walk and fully landscaped communal areas, perfect for peaceful morning strolls or leisurely afternoon walks.

SERVICE CHARGE

Our service charge is estimated at approximately £1,000 per property per year. As we are keen to promote community engagement within the development, we are looking to introduce neighbourhood groups, which may help reduce the overall cost.

CAN I QUALIFY FOR DISCOUNT MARKET SALE?

Discount Market Sale (DMS) offers you the chance to purchase a high-quality home at a reduced price, making homeownership more affordable without compromising on style or comfort.

Ask for our information sheet to find out more.

Location

SALT MEADOWS
WOODROLFE ROAD
TOLLESBURY
ESSEX
CM9 8SD

Witham Railway Station - 12 Miles

B1023 - Direct route connecting to Maldon
A12 - 12 Miles
A414 - 8 Miles

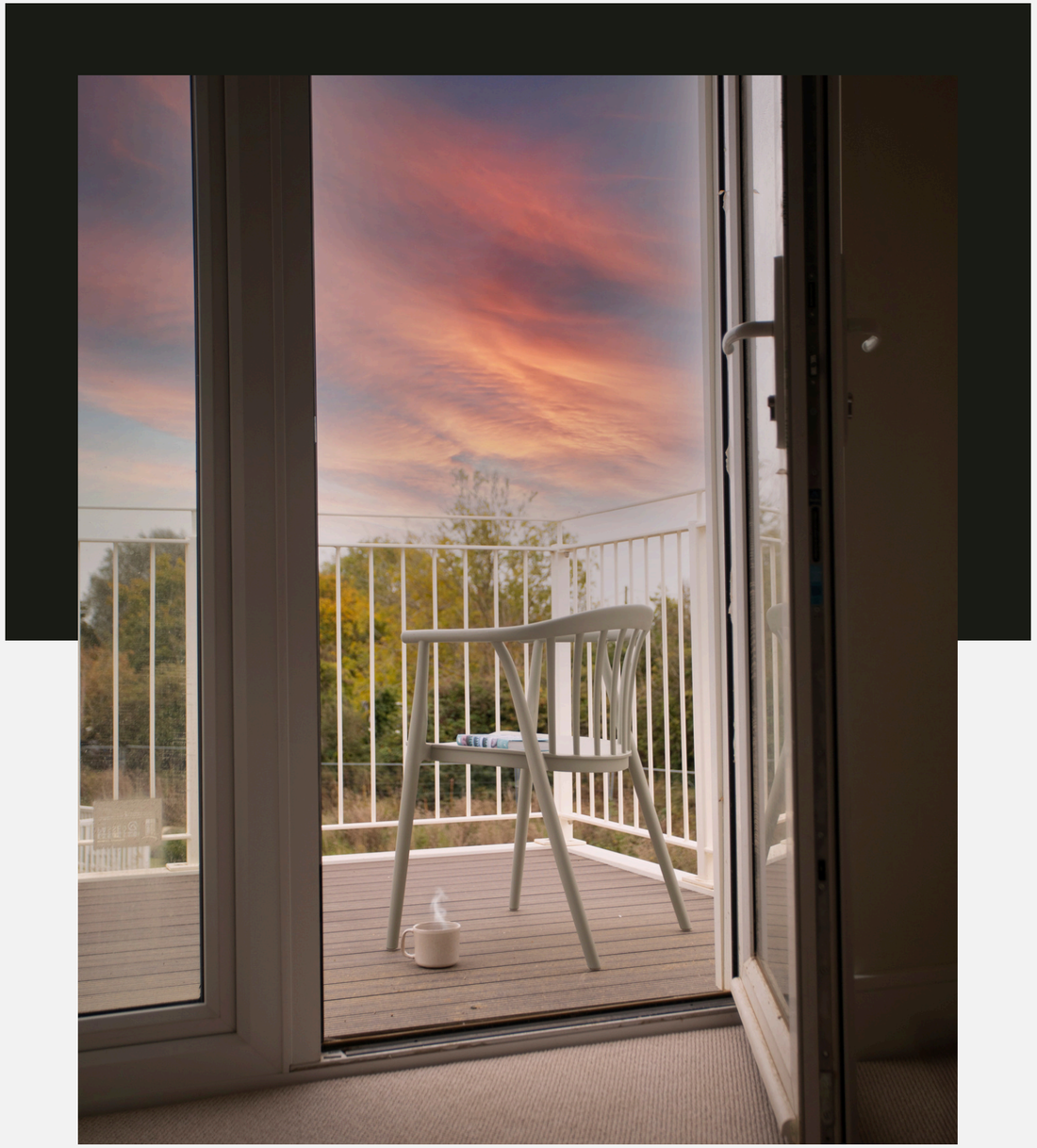
Local bus services to Witham, Maldon and Colchester



About

Lewis & Scott is a proud family-run business, rooted in a genuine commitment to the communities we serve. Everything we create is approached with care, attention, and heartfelt personal touches. By focusing on small, carefully curated collections of bespoke homes, our designers and craftsmen are able to pour their time, passion, and expertise into every detail, resulting in living spaces that feel truly special and beautifully made.

Our commitment extends far beyond the completion of a home. We believe that exceptional customer service is just as important as exceptional craftsmanship, which is why we take the time to personally guide homeowners through every aspect of their new property. From detailed handovers and demonstrations of the home's operating systems to ongoing aftercare and support, we are dedicated to ensuring every customer feels confident, informed, and cared for throughout their homeownership journey. This personal approach allows us to build lasting relationships and deliver an experience that is as thoughtful and considered as the homes we create.



CONTACT

For information and registration, please contact the following numbers and addresses

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Disclaimer: Floor plans, measurements, dimensions, layouts, and images are for illustrative purposes only and not scale, and may be subject to change. While every effort has been made to ensure accuracy, variations may occur due to construction tolerances or design modifications. Fixtures, fitting and furniture shown are for guidance purposes only and may not be included in the sale. Buyers should verify all details independently prior to agreeing to purchase. No liability is accepted for errors, omissions or misstatements.