



CHARLES JAMES DEVELOPMENT GROUP

Are pleased to present *an exceptional collection of breathtaking new  
apartments* in one of Essex's most sought-after locations.

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## UNQUESTIONABLY AUTHENTIC

Overlooking the peaceful grassland of Hadleigh's protected Salvation Army Farm fields, this new collection, *from the award-winning Charles James Development Group*, offers uninterrupted panoramic views stretching all the way to the gentle estuary waters across to Canvey Island.

A inspiring outlook to accompany the sense of quality and style you'll find at every turn within each of these exceptional and unquestionably authentic new homes.



## EXCEPTIONAL LOCATION, SPECTACULAR LIVING

*Welcome to a truly outstanding new collection of just nine luxury apartments, perfectly positioned to enjoy all the advantages this impressive location has to offer.*

Equidistant from the sought-after centres of Hadleigh and Leigh-on-Sea, with easy access to road and rail travel, an apartment here will be the perfect base for an active, balanced lifestyle – surrounded by stunning vistas, fresh coastal air, outdoor activities and convenient nearby choices for upmarket shopping and dining out.





## UNRIVALLED EXCELLENCE IN DESIGN AND CONSTRUCTION

This indicative computer generated image shows the interior kitchen/living area of Plot Seven.

## SLEEK STYLING AND ELEGANT DESIGN AT EVERY TURN

*From the first glance, Salvation View's clean lines, eye-catching frontage and distinctive contemporary finishes mark it out as being an excellent and attractive addition to the surrounding area.*

An award-winning independent company, Charles James Developments has been renowned for its innovative approach to boutique construction since 2003.

Pioneering exciting new residential and commercial properties in some of the most sought-after locations in central London and south-east England, we balance impeccable standards of construction and design with a passion for bringing sustainable, social and financial value to every development we undertake.

*Inside Salvation View, our latest collection, you'll be struck by the sleek lines, thoughtful layouts and bright, spacious rooms with comfortably high ceilings. Every apartment's design incorporates large areas of contemporary glazing allowing the spaces to be filled with natural light – and creating an unrivalled ambience throughout, with everything finished in perfect white – the ideal backdrop for the property's outstanding specifications as well as your own personal additions.*

With designated parking spaces for each apartment and a secure cycle store, you'll have everything you need for a comfortable, luxurious home.





## ENGAGING EXTERIORS

Externally, the development is defined by its use of outdoor spaces to add light and life to each apartment. Homes on the first and second floors have broad private balconies for attractive planters, fresh air and alfresco relaxation on warm evenings, while wide sections of glazed doors on the ground floor open onto neatly-landscaped areas of decking and grass.

*Residents will also enjoy the property's welcoming Shoreditch-style communal roof terrace, where people can have fun sharing food, drinks and stories throughout the Summer months.*

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This indicative computer generated image shows the interior kitchen/living area of Plot Seven.

## IMPRESSIVE **KITCHENS** AND REMARKABLE **LIVING SPACES**

These spaces have been carefully-designed to combine functionality with style and luxury, with bespoke designer units incorporating a full range of Siemens integrated appliances and versatile storage spaces – everything will be ready for you to use from the moment you move in.

*As night draws in, character light fittings are complemented by subtle, dimmable down-lighters to provide ample illumination, and the space is completed by exceptional Moduleo luxury flooring that blends effortlessly with the apartments' refined living and dining area.*

These welcoming open-plan spaces with underfloor heating throughout, provide a versatile environment for relaxation, conversation and gatherings for friends and family. They are bright and spacious, making the most of the natural light flooding in from an abundance of contemporary full-length windows, and allow residents to fully appreciate their outdoor surroundings – especially in those homes commanding superb views across the tranquil green fields of the Salvation Farm.

*With balconies and gardens inviting you outdoors, these are perfect spaces for winding down and enjoying the finer things in life.*

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## BEDROOMS AND BATHROOMS

*A haven of peace and relaxation, these strikingly contemporary bedrooms have been carefully-planned to allow the best use of space and light throughout.*

All the principal bedrooms offer plenty of space for a variety of storage solutions, and have a TV point and convenient bedside USB charging sockets. The second bedrooms are ideal for children or guests, or can be used as a home office, or games room. Every bedroom is fitted with luxurious thick carpet ensuring they are spaces you will enjoy relaxing in.

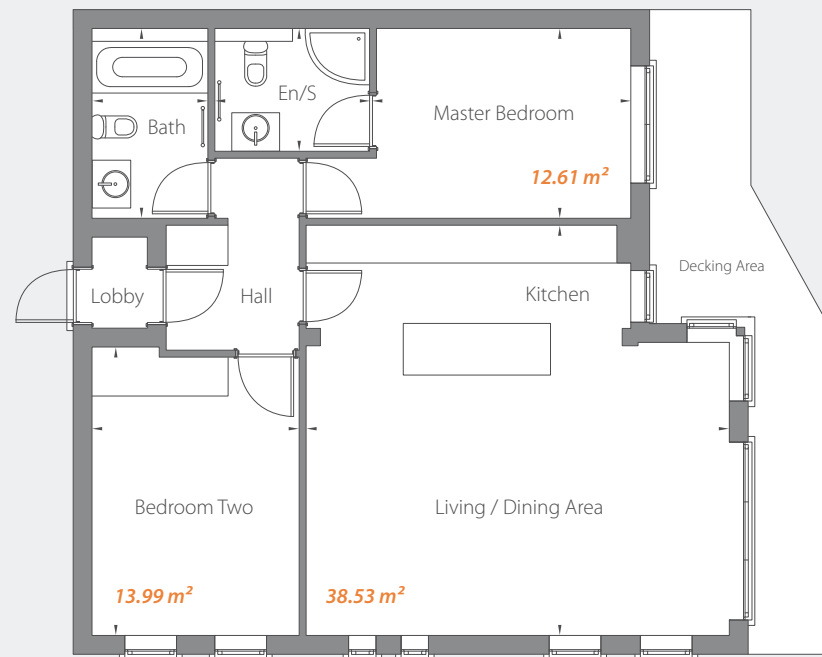
*All bathrooms benefit from extreme care and attention to details in their design, construction and choices of fixtures and fittings. These are luxurious spaces that enjoy the very latest in designer Villeroy & Boch sanitaryware and contemporary integrated Hansgrohe shower and thermostatic mixer taps – beautifully complemented by high-quality polished stone tiling and superior marble surfaces throughout.*

Designers have carefully-selected bespoke ironmongery to add to the exclusive sense of style, with subtle down-lighters providing even illumination that is enhanced by broad mirrors to double the room's ambient light.

*In addition to these stunning bathrooms, in selected apartments, the master bedroom will have a deluxe en-suite.*



These indicative computer generated images show the Master Bedroom and main bathroom of Plot Seven.



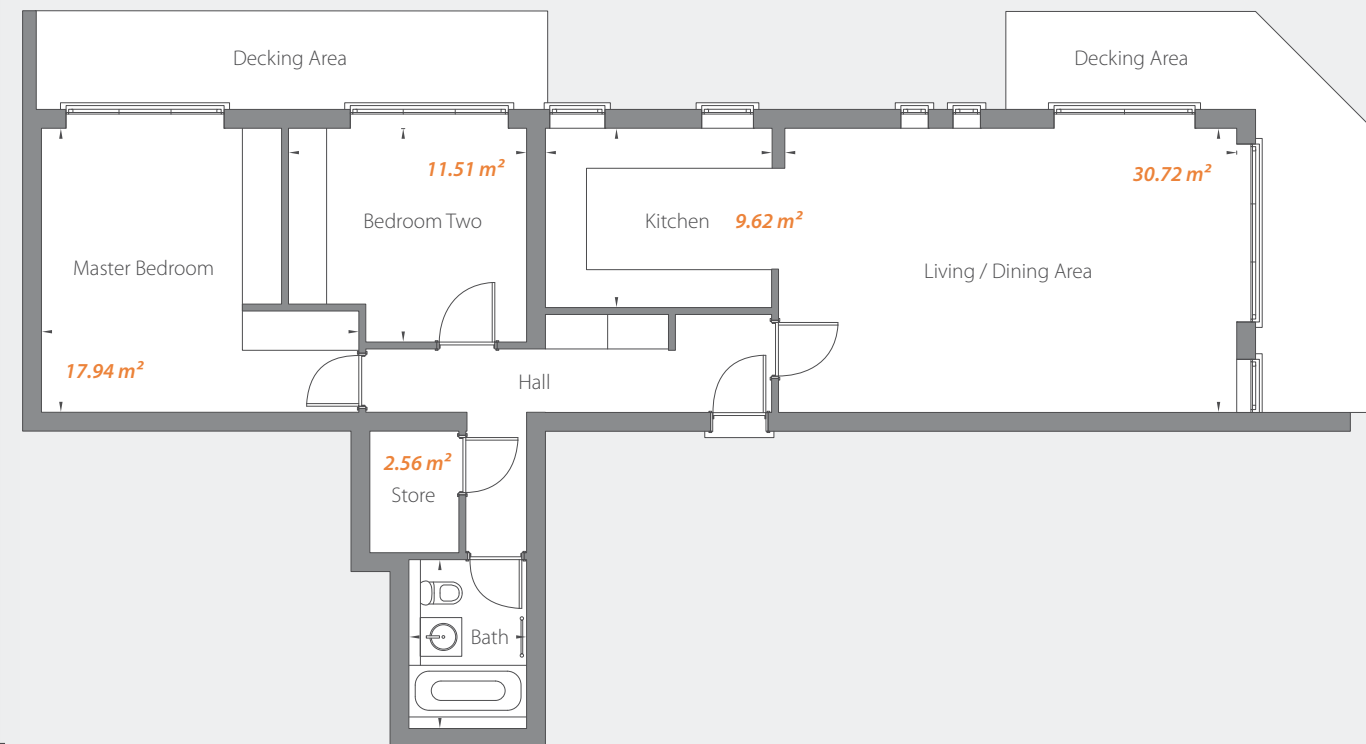
## PLOT ONE

### GROUND FLOOR APARTMENT

80.41 SQM / 865.5 SQFT

CLks Cloakroom En/S En-Suite ➤ Indicates where approximate measurements are from.

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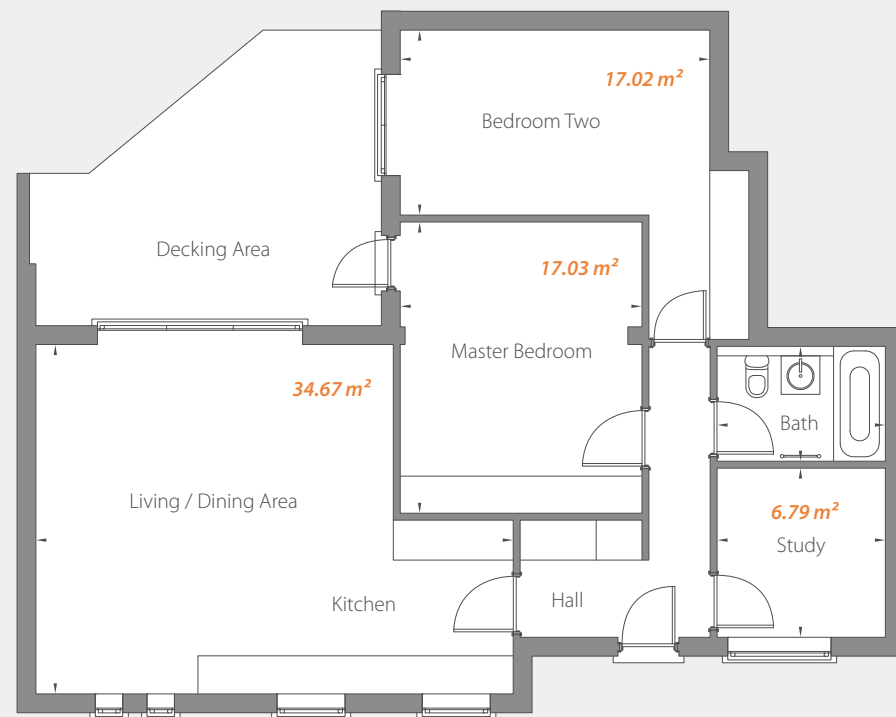
## PLOT TWO

### GROUND FLOOR APARTMENT

75.28 SQM / 810.3 SQFT

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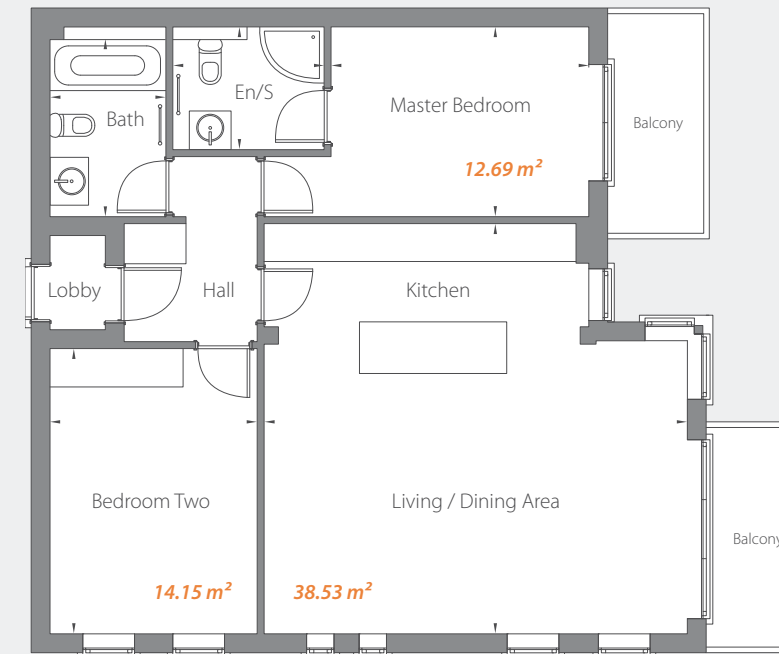
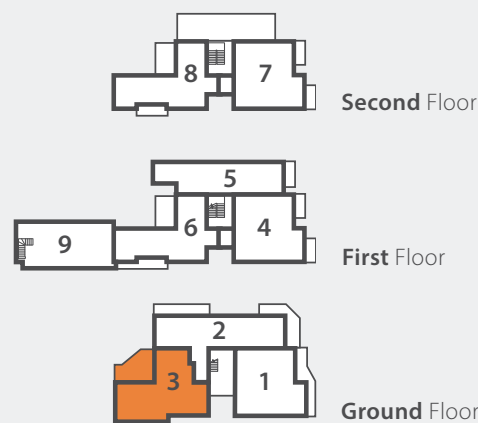


## PLOT THREE

GROUND FLOOR APARTMENT  
88.13 SQM / 948.6 SQFT

Clks Cloakroom En/S En-Suite ► Indicates where approximate measurements are from.

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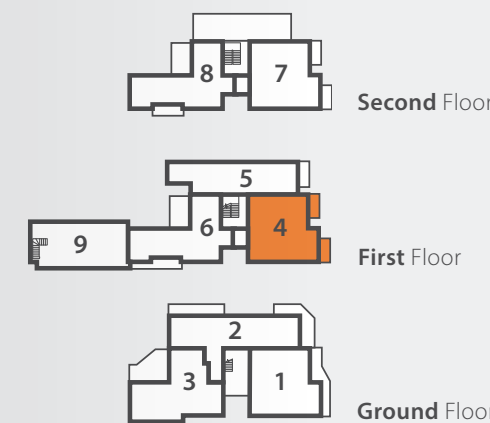


## PLOT FOUR

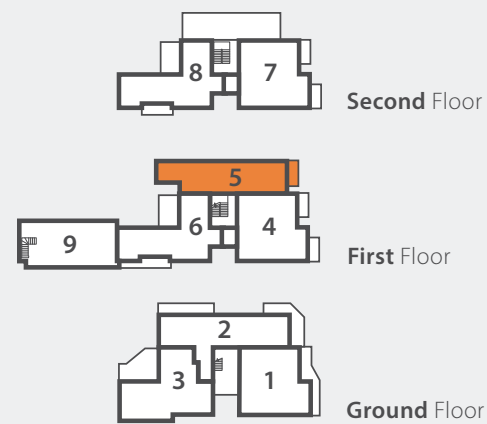
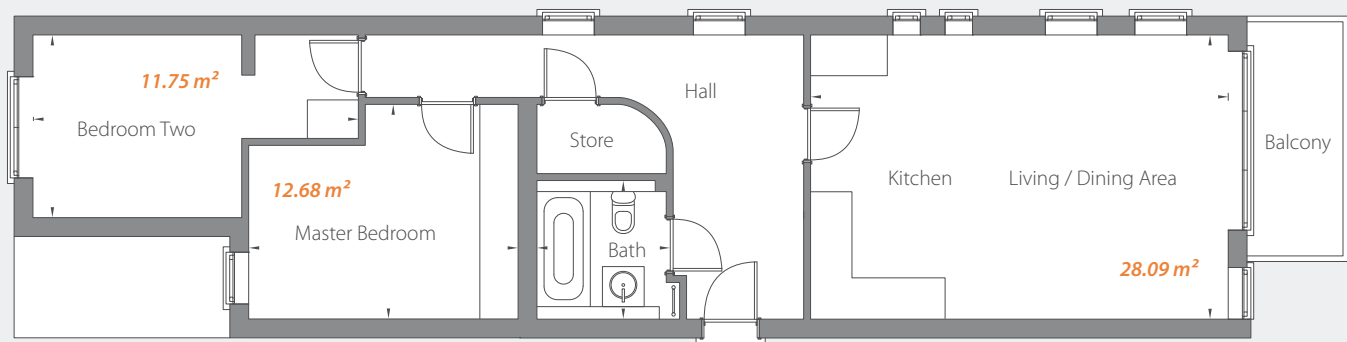
FIRST FLOOR APARTMENT  
80.27 SQM / 864 SQFT

Clks Cloakroom En/S En-Suite ► Indicates where approximate measurements are from.

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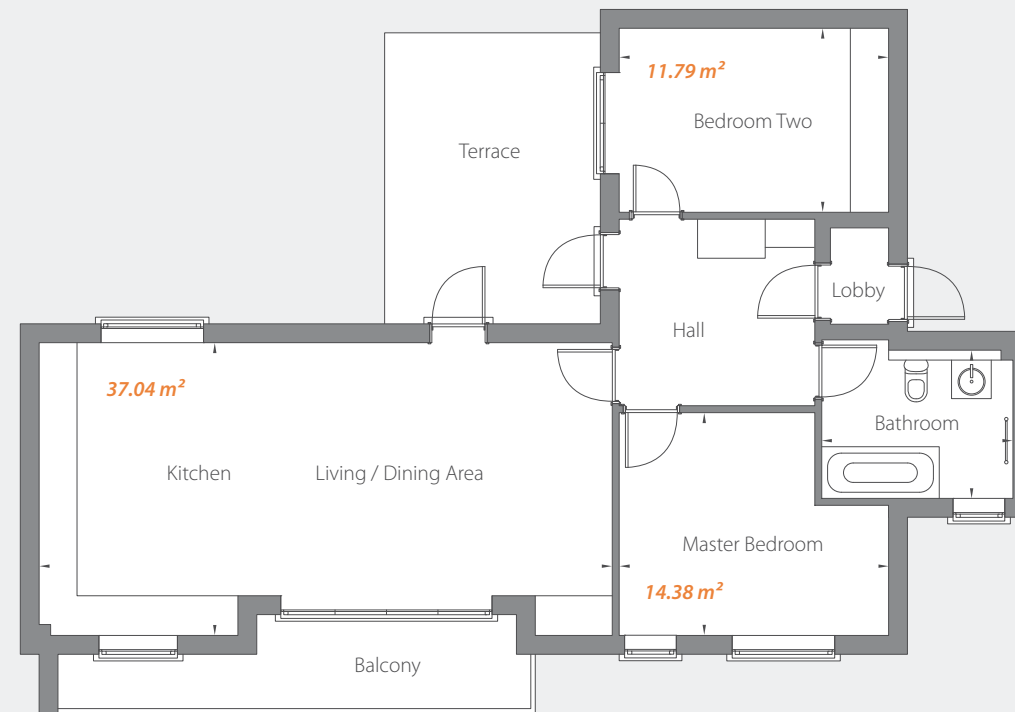
## PLOT FIVE

### FIRST FLOOR APARTMENT

72.2 SQM / 777 SQFT

Clks Cloakroom En/S En-Suite ► Indicates where approximate measurements are from.

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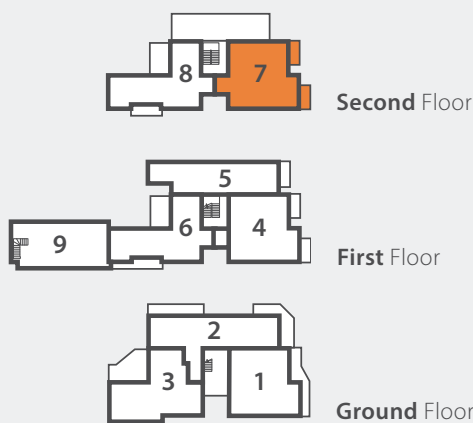
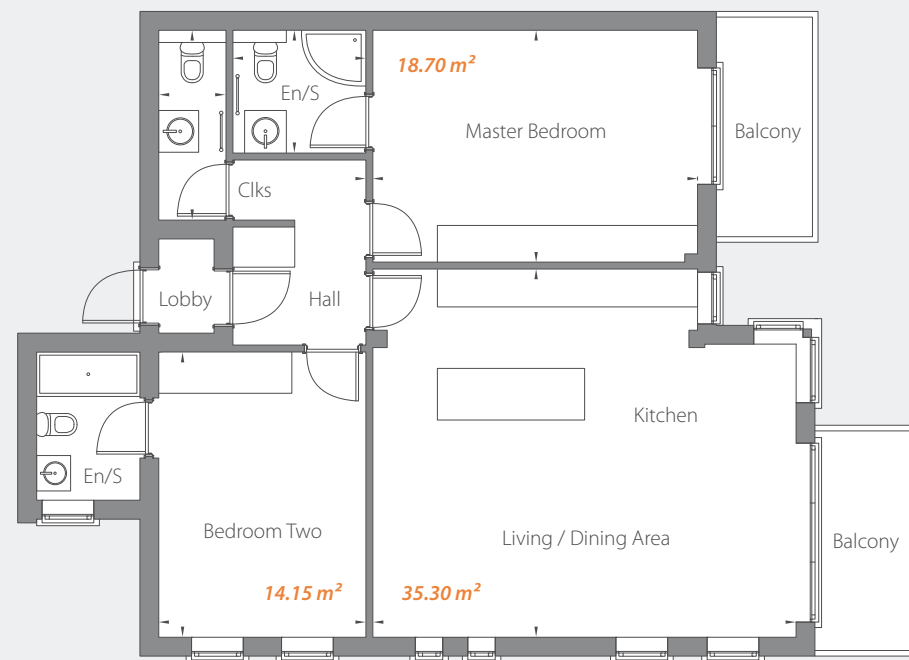
## PLOT SIX

### FIRST FLOOR APARTMENT

77.33 SQM / 832 SQFT

Clks Cloakroom En/S En-Suite ► Indicates where approximate measurements are from.

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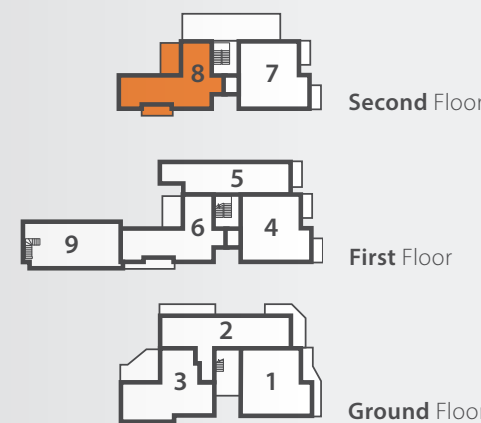
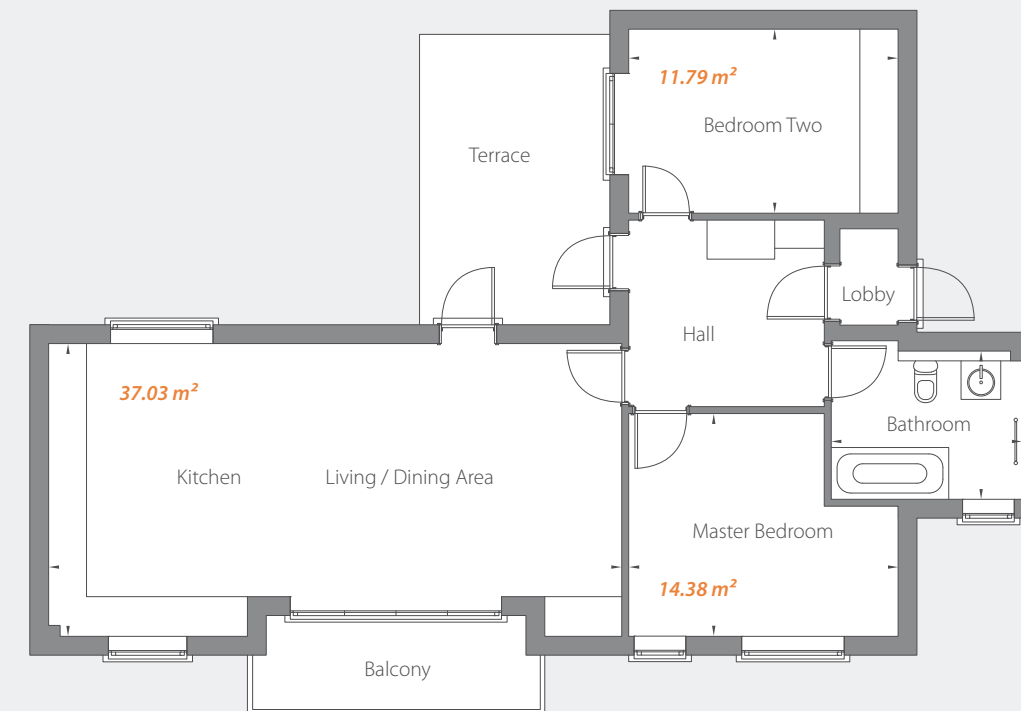
## PLOT SEVEN

### SECOND FLOOR APARTMENT

84.06 SQM / 904.8 SQFT

Clks Cloakroom En/S En-Suite ► Indicates where approximate measurements are from.

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## PLOT EIGHT

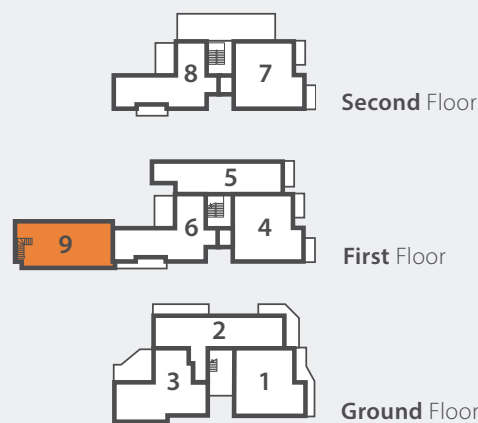
### SECOND FLOOR APARTMENT

77.33 SQM / 832 SQFT

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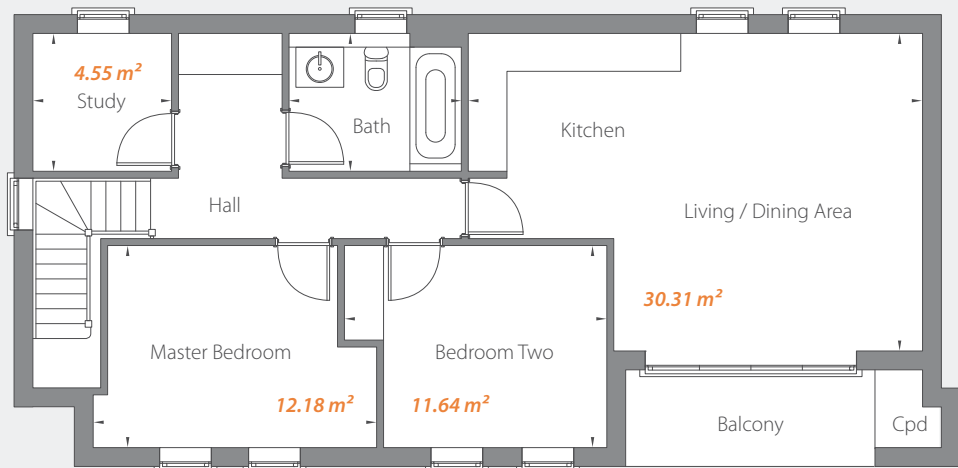




Second Floor

First Floor

Ground Floor



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## PLOT NINE

### FIRST FLOOR APARTMENT

80.79 SQM / 869.6 SQFT

# THE SPECIFICATION

## THE KITCHENS -

- Bespoke contemporary fitted units
- Quartz worktops
- Siemens integrated electric oven and microwave
- Siemens gas hob
- Siemens fridge / freezer
- Siemens dishwasher and washer / dryer
- Wine cooler in selected apartments
- Rangemaster mixer taps
- Under cabinet LED strip lighting
- Vaulted ceiling in selected apartments

## THE BEDROOMS -

- High-quality luxury carpeting
- TV points and USB charging sockets
- Master en-suite bathrooms in selected apartments

## THE BATHROOMS -

- Villeroy & Boch sanitaryware
- Hansgrohe mixer taps
- Fully tiled
- Heated towel rails
- Illuminated mirrors and shaver points

## SECURITY & PEACE OF MIND -

- 10 year builders defect warranty
- Video entry security system in each apartment
- Fire alarm system in communal hallways
- Heat and smoke detectors in each apartment

## INTERNAL SPECIFICATION -

- UPVC double glazed windows
- Chrome and glass Juliet balconies to some apartments
- Ideal logic ESP1 combination boilers
- Underfloor heating throughout
- Smart phone heating capabilities
- Moduleo luxury flooring throughout (except for the bedrooms)
- SKY enabled TV aerial installation

## EXTERNAL SPECIFICATION -

- Individual terraces and/or balconies to selected apartments
- One allocated parking space per apartment
- Private gardens and patio areas on ground floor apartments
- Spacious, communal rooftop terrace, with stunning views of the estuary

## OWNERSHIP -

All apartments in the development will be sold with a 999 year lease and no Ground Rent. The Freehold of the building will be owned equally by each of the apartment purchasers (1/9th Share). This is a unique opportunity for property owners to control directly the costs associated with ongoing estate management without involving a third party.



## 10 YEAR ADVANTAGE INSURANCE -

Each of the properties will benefit from a 10 year Builders Defect Warranty with Advantage. All policies are underwritten by industry - leading insurers, giving you guaranteed peace of mind when it comes to choosing the right insurance. For details visit [www.ahci.co.uk](http://www.ahci.co.uk)



Available with just a 5% deposit with the Help to Buy incentive\*

Specification correct at the time of going to print. Full Help to Buy terms and conditions apply.





## WHAT'S AROUND YOU LOCALLY

*The area in and around Hadleigh and Leigh-on-Sea is well established as a great place to live. Combining tranquility with outdoor pursuits, historic sites, boutique shops, quality restaurants and beautiful views across the Thames estuary, this area of the 'Essex Riviera' has an enormous amount to offer.*

With the A13 on your doorstep, you'll be just moments away from everything you need for both daily life and special occasions. Hadleigh's centre hosts numerous supermarkets, eateries and everyday amenities, while Leigh-on-Sea's upmarket Broadway is a centre for unique, exclusive outlets, specialist restaurants, gastro-pubs and stylish bars.

However, you won't even need the car to enjoy the huge choice of coastal walks, abundance of cycling trails, woodland paths and nature reserves nearby. This stunning part of the country provides a tranquil backdrop to modern life with a tapestry of green outdoor spaces for you to explore by foot or bike – and with Leigh-on-Sea station just over a mile away, trips to central London will be fast and convenient.

- |                                                |                                                     |                                              |
|------------------------------------------------|-----------------------------------------------------|----------------------------------------------|
| <b>B</b> Hadleigh Centre (Shops)<br>0.5 Miles. | <b>F</b> Waitrose & Partners<br>Distance. Distance. | <b>J</b> Chalkwell Park<br>2.2 Miles.        |
| <b>C</b> Leigh-on-Sea Station<br>1 Mile.       | <b>G</b> Hadleigh Olympic Park<br>1.5 Miles.        | <b>K</b> Chalkwell Station<br>2.4 Miles.     |
| <b>D</b> Leigh Marina<br>1.3 Miles.            | <b>H</b> Belfairs Golf Club<br>1.7 Miles.           | <b>L</b> Chalkwell Beach<br>2.5 Miles.       |
| <b>E</b> Hadleigh Castle<br>1.3 Miles.         | <b>I</b> Leigh Golfing Range<br>1.8 Miles.          | <b>M</b> Westcliff Tennis Club<br>2.9 Miles. |



## HADLEIGH CASTLE

Ruins of Hadleigh Castle with views looking Rayleigh beyond.

# SENSATIONAL SURROUNDINGS

## EXPLORE NEAR AND FAR

*Don't be deceived by Salvation View's tranquil coastline position.*

*A place of variety and contrast, you'll find a host of exciting, fascinating and vibrant locations for great days out within easy reach.*

Whichever direction you chose to travel out of Hadleigh, you'll find plenty to charm, delight and entertain. The region around the Thames estuary is brimming with history and places to discover, from modern theatres to civil war forts, lovely waterways, buzzing venues and world-famous musicals in London.

### *Leigh-on-Sea ( 2 Miles Away )*

Well-known for its lively cafe culture, charming boutiques and seaside views, the nearest coastal town to London is the ideal place to browse for unique items, discover hidden gems and enjoy the finest freshly-prepared coffees, food and drink. And don't miss out on a peaceful sunset walk along the seafront.

### *Southend ( 2 Miles Away )*

The vibrant heart of south Essex not only boasts a bustling nightlife scene, beautiful cliff gardens, national shows at the Cliffs Pavilion and two extensive modern indoor shopping malls brimming with high street names, but also the world's longest pleasure pier. Perfect for the complete traditional English seaside experience.

### *London ( 50 Miles Away )*

A simple train ride away, our capital is host to everything from exceptional shopping opportunities, through to world-class theatre productions, stunning exhibitions, iconic locations, parks, atmospheric pubs and a truly unrivalled night-scene

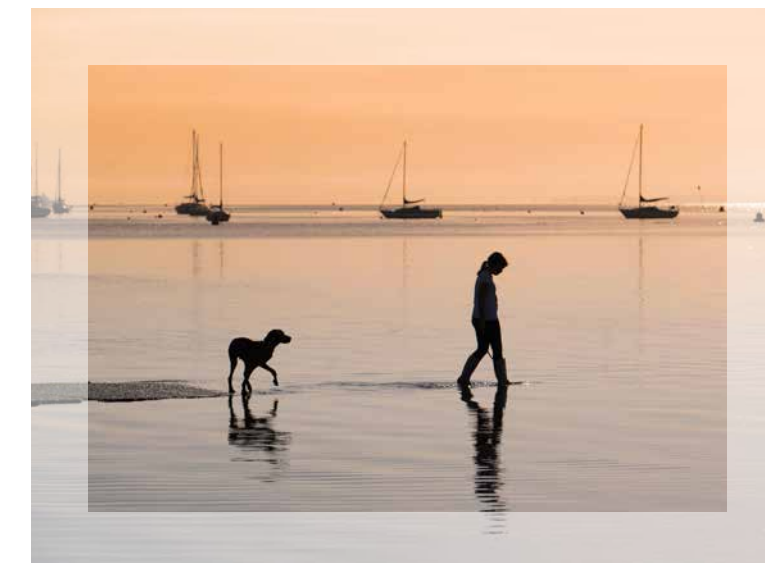
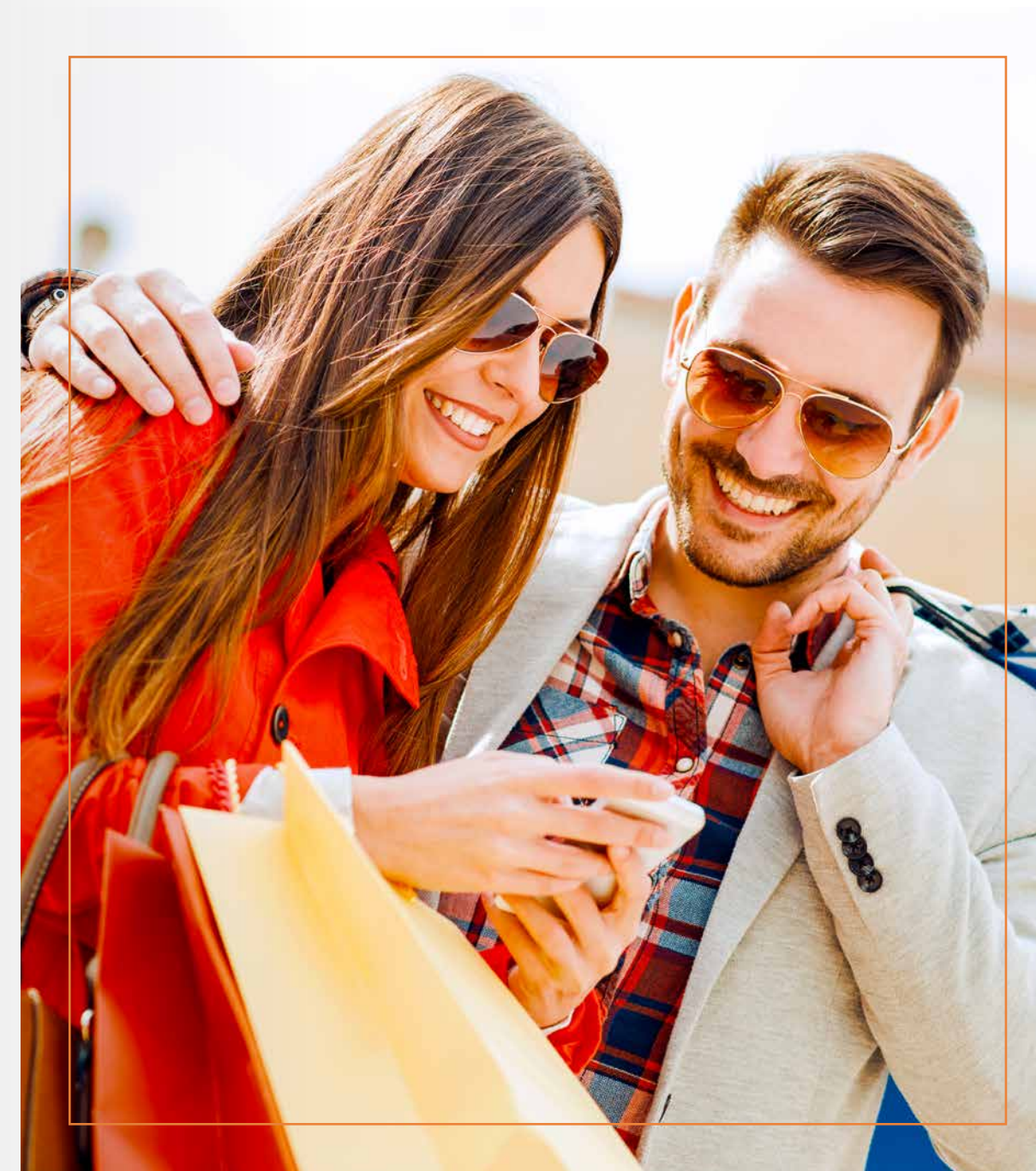


## THE **SHOPPING SCENE** ON THE COAST

*From upmarket names and big brands, boutiques and household shops, everything you need is close to hand. So whether you want to browse fashion on the high street, explore independent designer outlets for something special or go bargain-hunting in the big-name stores, it's all just a short trip away.*

While Hadleigh is ideally suited for all your practical needs, Leigh-on-Sea has become renowned for the huge variety of independent stores, unique salons and specialist retail outlets lining its Broadway district. Offering everything from stylish brands to high-quality accessories, curious vintage items, personal grooming parlours, artisan foods and superior household goods, it's easy to spend a pleasant afternoon strolling from shop-to-shop, stopping only for a break in one of the area's many cosy coffee bars and eateries.

Of course all the delights of town-centre shopping are only 4.5 miles away in Southend, where you'll find all the familiar high street names offering mainstream styles, sportswear, designer clothes, jewellery and more. However, for a full day of immersive retail therapy, as well as great options for food, drink and leisure activities, head over to the Lakeside Shopping Centre just 18 miles away on the A13.







## RESTAURANTS AND VENUES TO SUIT ALL TASTES

*With some of the area's most popular eateries just a short walk away, you'll never be stuck for a great place to eat out.*

Whether it's a laid-back family lunch, intimate coffee date or a romantic meal out, you'll be spoilt for choice by the rich array of high-quality restaurants, cafes and eateries nearby, with everything from distinctive Asian and Mediterranean cuisine to traditional English seafood dishes and excellent gastro-pub grub on offer.

*Just a few minutes from home on the London Road towards Leigh-on-Sea, you'll find several tempting European, Caribbean, Thai and Indian options, all coming well-recommended. Leigh-on-Sea's thriving cafe culture offers a number of artisan eateries and coffee houses to enjoy along Broadway, as well as plenty of unique choices for casual dining.*

To combine a thriving bistro terrace atmosphere with fine food and sea views, try The Grove Restaurant at the end of Marine Parade – or if you like authentic Italian cuisine, try La Piazzetta located in The Ridgeway, a cosy and family friendly Italian restaurant serving good food and fine wine. And as day turns into night, the range of modern alehouses and friendly bars locally will not disappoint, whether you're after a quiet glass of wine or a pint of American IPA – alone or with friends.

## FITNESS AND OUTDOOR FUN WITH A COASTAL VIEW

*Exercise, walk or simply relax in the beautiful green spaces, tranquil nature reserves and modern activity centres on your doorstep.*

This part of the Essex Riviera is not just a prime spot for boat moorings, water sports and picturesque marinas. Salvation View overlooks a unique part of the region's coastline that encompasses stunning coast walks, cycle tracks, nature reserves and of course the fields of Salvation Army Farm, which will remain untouched in perpetuity.

*Nearby Hadleigh Park combines an outstanding rural expanse with a reconstructed Iron Age roundhouse, leisure lakes for canoeing clubs and an extensive off-road cycle track, constructed especially for the 2012 Olympics.*

*With courses suitable for all ages and abilities, you're welcome to bring your own bike or hire one on-site.*

Nearby lanes lead to the remains of Hadleigh Castle and beautiful views over the estuary, with a network of footpaths winding their way through the protected marshland to Leigh National Nature Reserve with a nearby golf range and walks around Two Tree Island. Prefer to combine parkland walks with a town stop-off? A stroll across Belton Hills or Leigh Cliffs park is perfect to build up an appetite before coffee and cakes.

And these are just the choices nearby. Whether you're a keen, runner, cyclist or walker, you'll find plenty of places to enjoy fresh air and exercise in the region – either solo or with friends.

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### **Gilbert & Rose. The property marketing professionals.**

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Telephone : **01702 230 308** Website : **[www.cjdev.co.uk](http://www.cjdev.co.uk)** Email : **[info@cjdev.co.uk](mailto:info@cjdev.co.uk)**

**The Charles James Developments Group** were founded in 2003 and are a multi award-winning property development company specialising in viable luxury residential and commercial properties.

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