



THE SWANS



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Welcome to The Swans, Hullbridge. This stylish, contemporary development, consists of twelve spacious 2 & 3 bedroom apartments with two stunning penthouses overlooking the idyllic River Crouch. Located in the heart of the Essex countryside, Hullbridge has excellent transport links to London and the wider south east region. Your new home is sure to offer a perfect blend of charm, sophistication and accessibility.

Each of the substantial apartments boasts underfloor heating with smart thermostat control, elegant high performance Karndean flooring and sleek UPVC double glazed windows to ensure you can enjoy a cosy, tranquil and energy efficient home.

Your apartment also comes fitted with video phone entry as standard as well as USB charging points within the bedrooms and ready-to-go Sky aerial installation to maximise comfort and security. On-site facilities will include two allocated off street parking spaces per apartment as well as a secure bike store open to all residents.

The Swans residence and Hullbridge village are perfectly placed to offer some of the best in country living, with fantastic independent local amenities, superb natural landscape and a thriving community spirit.



**RESIDENTIAL HOUSING
WARRANTY INSURANCE**



HULLBRIDGE

LOCATION

Hullbridge is a beautiful medieval village and civil parish in the Rochford district of Essex. Bordered to the North by the River Crouch and within easy traveling distance of the nearby towns of both Hockley and Rayleigh.

The river and surrounding countryside is protected and maintained by the River Crouch Conservation Trust.

HISTORY

The village of Hullbridge was originally known as Whuolebrigg after the bridge that spanned the river during the medieval period. In the 17th Century the bridge famously collapsed and was subsequently replaced by a new local ferry service which ran up until the early 1900's.

The stretch of river through the village was once a favourite haunt for smugglers and pirates who hid their contraband along the riverbank in nearby

‘Brandy Hole’ whilst the area on the North Bank on the River Crouch previously belonged to the Manor of Hockley and was at the centre of the local salt making industry.

Before the coming of the railway to Rayleigh, Hullbridge's wharfs were important to the distribution of various industrial commodities, in particular, Coal, Shale and later turning to Brick Making.

By the 1930's the area had become popular as a weekend retreat destination for many families. Building plots were sold and holiday Bungalows were erected by local builders at a cost of £65 for basic structures, whilst more enterprising people brought in obsolete buses and trams to use as their accommodation.



The stretch of river through the village was once a favourite haunt for smugglers and pirates who hid their contraband along the riverbank in nearby ‘Brandy Hole’



KITCHEN

High performance, sizeable and airy, your kitchen has been carefully designed to provide the perfect environment for unwinding and entertaining.

Each apartment is bespoke fitted with beautiful modern, engineered kitchens and generous solid quartz worktops that will accommodate even the most ambitious culinary experts.

Modern convenience has been fully catered for and neatly concealed with a full range of deluxe Neff integrated appliances.

Exclusive to each of the penthouse apartments, you will benefit from a range of additional features, from luxurious vaulted skylights, functional island worktop units and dedicated high end wine cooler.

Please Note: Computer Generated Image, Indicative Only



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LOUNGE

Bathed in flowing natural light, these lounge areas create a versatile haven from day to day life.

Each of the properties has been planned around maximising the use of the living space and enhancing the enjoyment of the surroundings.

The Juliet balcony windows ensure that each apartment benefits from as much natural light entering the space as possible, whilst the open plan layout of the lounge and kitchen allows for an inviting sociable set up for all the family and friends to enjoy.

BATHROOM



Please Note: Computer Generated Image, Indicative Only

MASTER BEDROOM

The master bedrooms are an abundance of bright, open space, grounded in luxurious thick carpets.

Each room has been carefully considered to utilise the full footprint in order to create comfort, freedom and valuable storage areas, with flexible furnishing options including built in wardrobes in some of the apartments.

Penthouse apartments will benefit from en suite shower rooms, beautifully finished using the latest Duravit sanitary ware and Hansgrohe taps.



Please Note: Computer Generated Image, Indicative Only

FEATURES

The Charles James Developments Group are proud to introduce their latest high quality development ‘The Swans’ which is located within yards of the River Crouch.



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 (1/12th Share) This is a unique opportunity for property owners to control directly the costs associated with ongoing estate management without involving a third party.



OUTDOOR SPACE

Ground floor apartments will benefit from a private garden area whilst some of the upper units will enjoy large balconies. Communal areas are to be professionally landscaped with trees, shrubs and lawn. The development backs onto Kendal Park and Woods and a variety of areas of outstanding natural beauty are also located close by. Each of the apartments will benefit from two allocated parking spaces within the development. There is also a large ‘free of charge’ public car park located opposite.



HELP TO BUY

The swans development is registered with the ‘Help to Buy’ scheme which allows buyers to purchase a new build property with as little as 5% deposit plus a 20% equity loan from the government.

Full details of the scheme are available at: www.helptobuy.gov.uk



AWARD WINNING DEVELOPER

The Charles James Developments Group were proud to be presented with the ‘Highly Commended Award’ at the 2015 London Evening Standard’s New Homes Awards for their development close to Spitalfields Market in East London.



CITY COMMUTE

Trains to London Liverpool Street operate from several local stations with an average journey time of only 45 minutes. There are also 13 Local Bus Routes serving towns throughout the area including Rayleigh, Leigh on sea and Southend.



BLP BUILDING DEFECTS INSURANCE

Each of the properties will benefit from a 10-year BLP Builders Defect Warranty with policies that are underwritten by the Allianz Insurance Group.

For more details please visit: www.blpinsurance.com

SPECIFICATION

INTERNAL SPECIFICATION

- UPVC double glazed windows
- Chrome and glass Juliet balconies to some apartments
- Ideal logic ESP1 combination boilers
- Underfloor heating system
- ‘Smart phone’ heating capabilities
- High quality carpets
- Luxurious Karndean flooring
- SKY enabled TV aerial installation

EXTERNAL SPECIFICATION

- Landscaped gardens
- Individual terraces to some apartments
- Two allocated parking spaces per apartment
- Private patios on ground floor apartments

KITCHEN

- Bespoke contemporary fitted units
- Quartz worktops
- NEFF integrated electric oven and microwave
- NEFF gas hob
- NEFF fridge & freezer
- NEFF dishwasher & washer dryer
- Wine cooler in penthouse apartments
- Rangemaster mixer taps
- Under cabinet LED strip lighting
- Vaulted ceiling in apartment 9

BEDROOMS

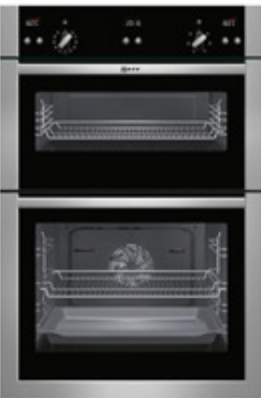
- High quality carpeting
- Built in wardrobes in selected apartments
- TV & USB charging points
- Master en-suite bathrooms in apartments 11 & 12

BATHROOMS

- Duravit sanitary ware
- Matki shower screens
- Hansgrohe mixer taps
- Fully tiled
- Heated towel rails
- Sensor driven lighting system
- Mirrors
- Shaver points

SECURITY & PEACE OF MIND

- 10 years BLP builders defect warranty
- Video entry security system in each apartment
- Fire alarm system in communal hallways
- Heat & smoke detectors in each apartment



AMENITIES

The Swans is located in the heart of thriving village life, within convenient walking distance of numerous pubs, leisure clubs and local amenities.

A stones throw from the property is The Anchor. Owned and run by the award-winning Oakman Inns Group. This stylish gastro pub offers a wide selection of locally sourced ales, fine wines, fabulous cocktails and an enticing menu of fresh dishes and deserts to keep you coming back. With spectacular views across the River Crouch and the surrounding countryside from their riverside orangery, decked terrace or waterfront garden, there is no better place to watch the boats sail by whilst the sun goes down.

Known for its excellent leisure facilities, Hullbridge offers a variety of sailing clubs that line the banks of the river, alongside golf clubs, fitness centres, country parks, and historic environmental sites. The village and surrounding towns cater for all pursuits and ensure there are as many activities for both adults and children alike.

The local area emanates a relaxed, friendly atmosphere with a luxurious yet understated charm.

LEISURE

- 1 THE RAYLEIGH GOLF CLUB 5 MINS
- 2 HOCKLEY DRIVING RANGE 10 MINS
- 3 UP RIVER YACHT CLUB 1 MINS
- 4 HULLBRIDGE YACHT CLUB 1 MINS
- 5 BRANDY HOLE YACHT CLUB 6 MINS
- 6 GREENWOODS HOTEL & SPA 25 MINS

FITNESS

- 7 FUSION SPORTS CENTRE 10 MINS
- 8 DAVID LLOYD 22 MINS
- 9 CROSSFIT RAYLEIGH 10 MINS

SHOPPING

- 10 LA VALLEE FARM SHOP 5 MINS
- 11 LAKESIDE 40 MINS
- 12 CO OP 10 MINS
- 13 SAINSBURYS 15 MINS
- 14 ASDA 8 MINS
- 15 RAYLEIGH HIGH STREET 15 MINS

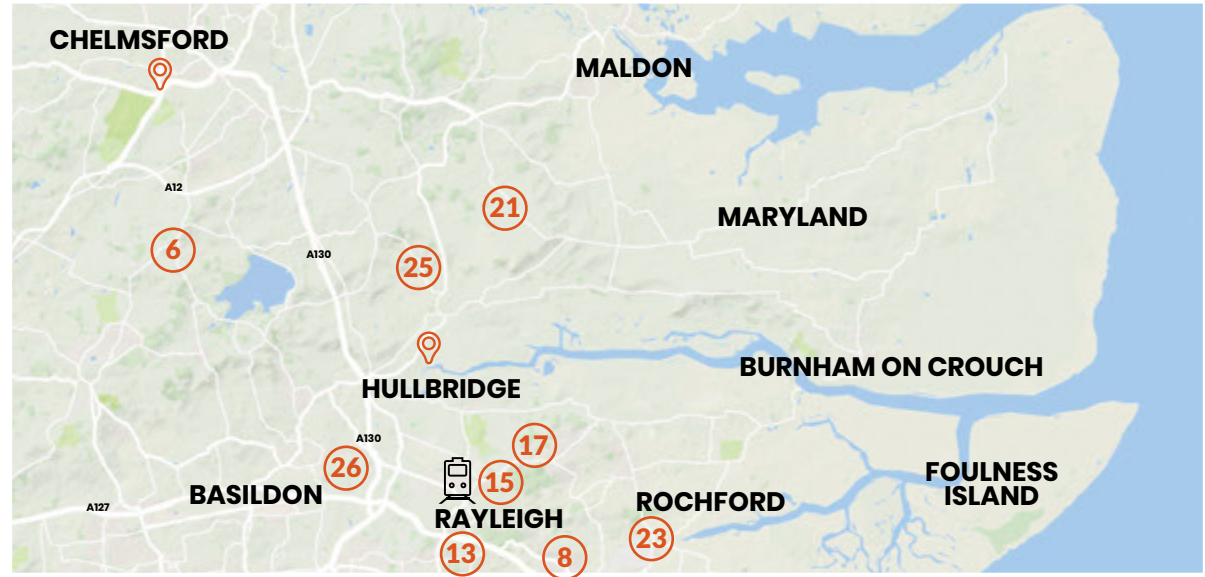
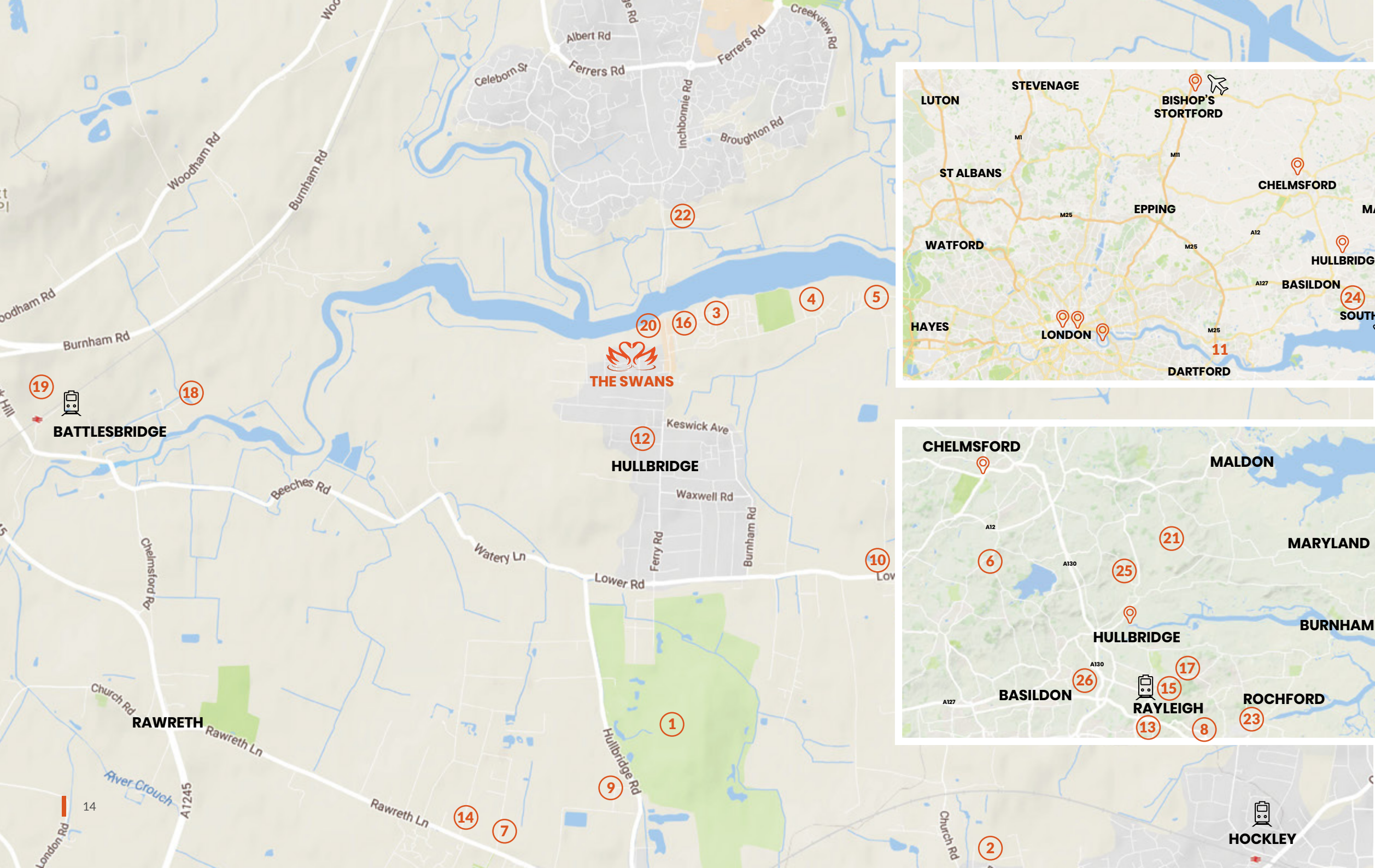
FOOD & DRINKS

- 16 THE ANCHOR 1 MINS
- 17 BULL INN 10 MINS
- 18 THE BARGE INN 8 MINS
- 19 THE HAWK INN 10 MINS
- 20 SIMLA TANDOORI 1 MINS

HERITAGE & NATURE

- 21 STOW MARIES AERODROME 22 MINS
- 22 MARSH FARM ANIMAL PARK 20 MINS
- 23 CHERRY ORCHARD PARK 20 MINS
- 24 HADLEIGH CASTLE 30 MINS
- 25 RHS GARDEN HYDE HALL 20 MINS
- 26 THE WICK COUNTRY PARK 20 MINS





TRANSPORT

The Swans residence are well catered for by transport facilities both close by as well as on their doorstep. Bus stops located opposite the properties provide frequent services to Rayleigh station which is also accessible by only a few minutes' drive or a short cycle. Rayleigh station then runs regular connections to and from London Liverpool Street, whilst those looking further afield will find little trouble getting to London Southend Airport which has become a hub for many popular European flights.

| LOCAL BUS ROUTES | | ROAD |
|---|-------------------------|-----------------------|
| ROUTE NUMBER 20 Hullbridge - Rayleigh - Eastwood - Southend Travel Centre | 60 MINS | CANARY WHARF |
| | 90 MINS | WEST END |
| | 25 MINS | CHELMSFORD |
| | 20 MINS | SOUTHEND-ON-SEA |
| ROUTE NUMBER 63 Gt Wakering - Stonebridge - Prittlewell - Hockley - Rayleigh | | |
| | | |
| ROUTE NUMBER 515 Rayleigh - Hullbridge - Ashingdon - Canewdon - Rochford | 10 MINS | RAYLEIGH STATION |
| | 10 MINS | BATTLESBRIDGE STATION |
| | 45 MINS | LIVERPOOL STREET |
| ROUTE NUMBER 816 Leigh On Sea - Rochford - Rayleigh - Hullbridge -Eastwood | | |
| | | |
| ROUTE NUMBER 820 Rayleigh - Hullbridge - Lower Hockley | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| INTERNATIONAL | | |
| 20 MINS | LONDON SOUTHEND AIRPORT | |
| 50 MINS | STANSTED AIRPORT | |
| 80 MINS | ASHFORD INTERNATIONAL | |
| 90 MINS | DOVER FERRY PORT | |
| 80 MINS | HARWICH FERRY PORT | |

EDUCATION

Families of all ages will find an excellent selection of learning institutions and child care services to choose from within Hullbridge and the Rochford area. There are a number of well established and rated schools to support young people through until their preferred university choices.

For more information visit: www.schoolguide.co.uk

PRE SCHOOL

- | | |
|---------------------------------------|--------|
| • HAPPY DAYS NURSERY | 5 MINS |
| • THE HULLBRIDGE PRE SCHOOL - RATED 2 | 3 MINS |
| • HCA PRE SCHOOL - 2011 / RATED 2 | 3 MINS |

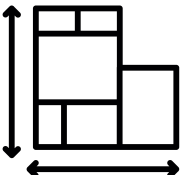
PRIMARY EDUCATION

- | | |
|--|---------|
| • RIVERSIDE PRIMARY - 2013 / RATED 2 | 2 MINS |
| • HOCKLEY PRIMARY - 2016 / RATED 1 | 10 MINS |
| • RAYLEIGH PRIMARY - 2008 / RATED 1 | 13 MINS |
| • COLLINGWOOD PRIMARY - 2016 / RATED 2 | 20 MINS |
| • TRINITY ST MARY'S COE - 2017 / RATED 2 | 18 MINS |
| • ST JOSEPH'S CATHOLIC - 2014 / RATED 2 | 18 MINS |

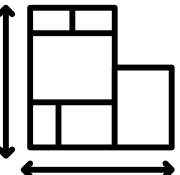
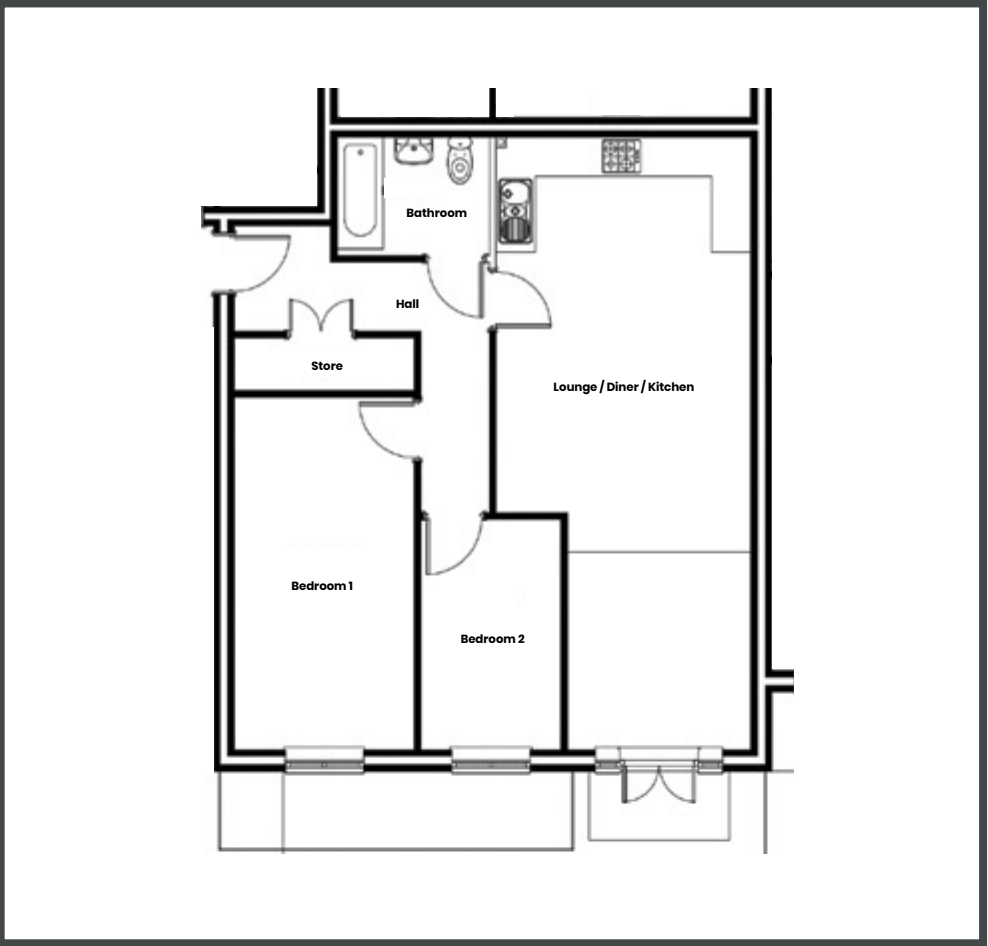
SECONDARY & HIGHER

- | | |
|---|---------|
| • THE SWEYNE PARK - 2010 / RATED 1 | 10 MINS |
| • FITZWIMARC - 2012 / RATED 1 | 10 MINS |
| • GREENSWARD ACADEMY - 2014 / RATED 2 | 12 MINS |
| • BEAUCHAMPS HIGH SCHOOL - 2014 / RATED 1 | 18 MINS |
| • WILLIAM DE FERRERS - 2015 / RATED 2 | 18 MINS |

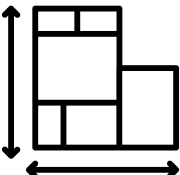
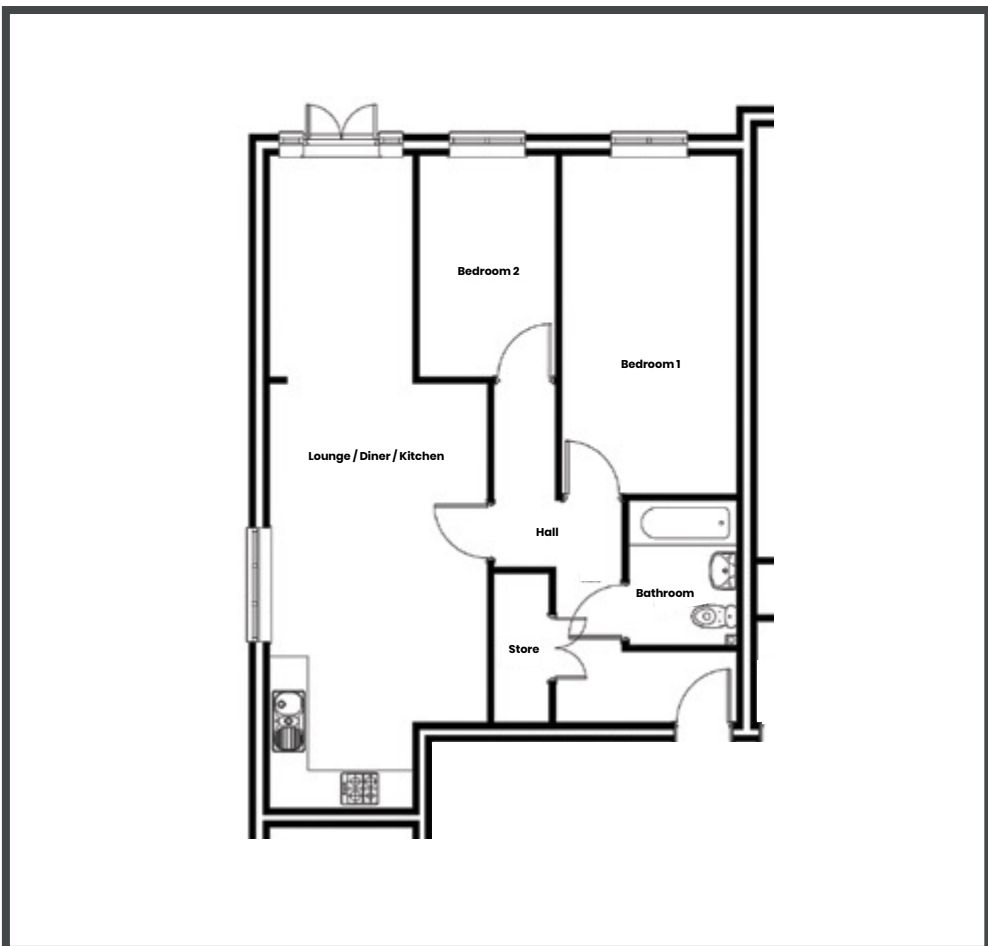




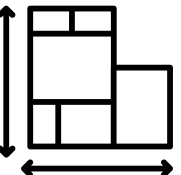
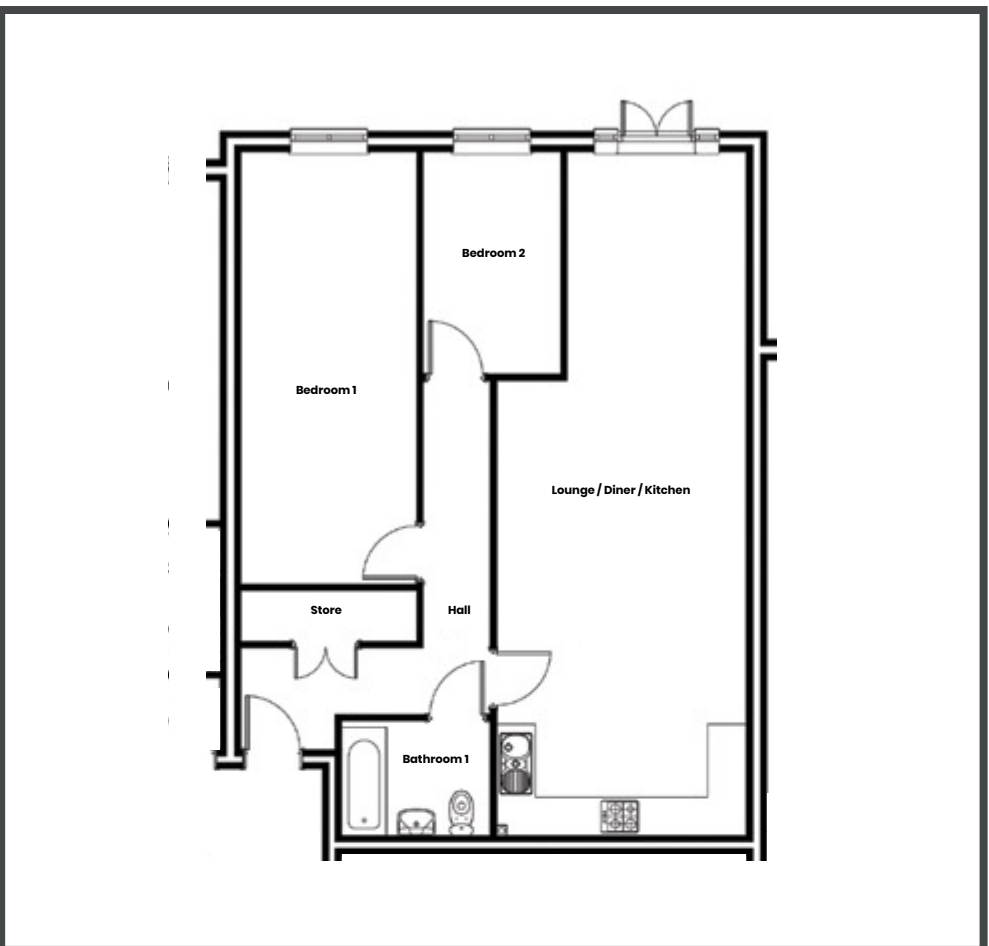
APARTMENT 01
GROUND FLOOR / FRONT
SQ / M **63.5**
SQ / FT **683.5**



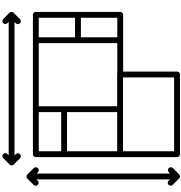
APARTMENT 02
GROUND FLOOR / FRONT
SQ / M **71.3**
SQ / FT **767.4**



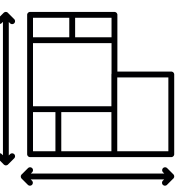
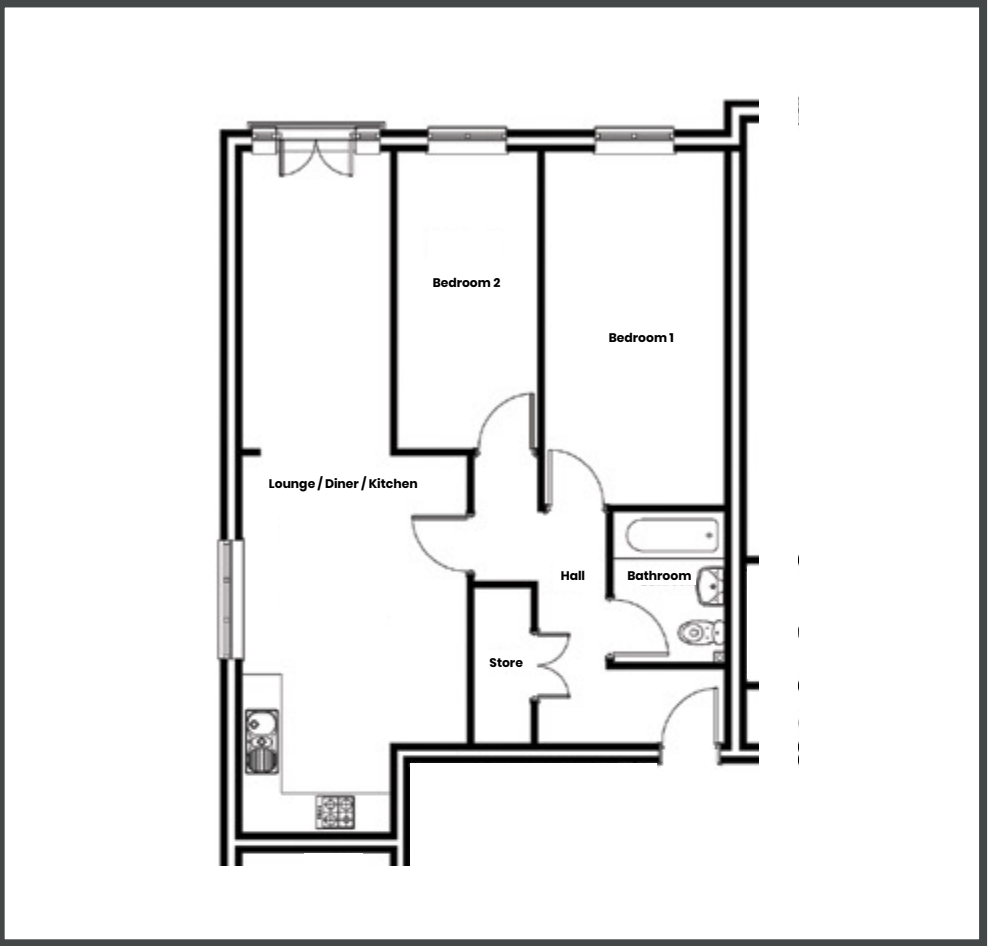
APARTMENT 03
GROUND FLOOR / REAR
SQ / M **68.9**
SQ / FT **741.6**



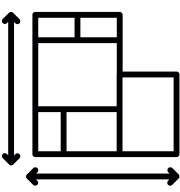
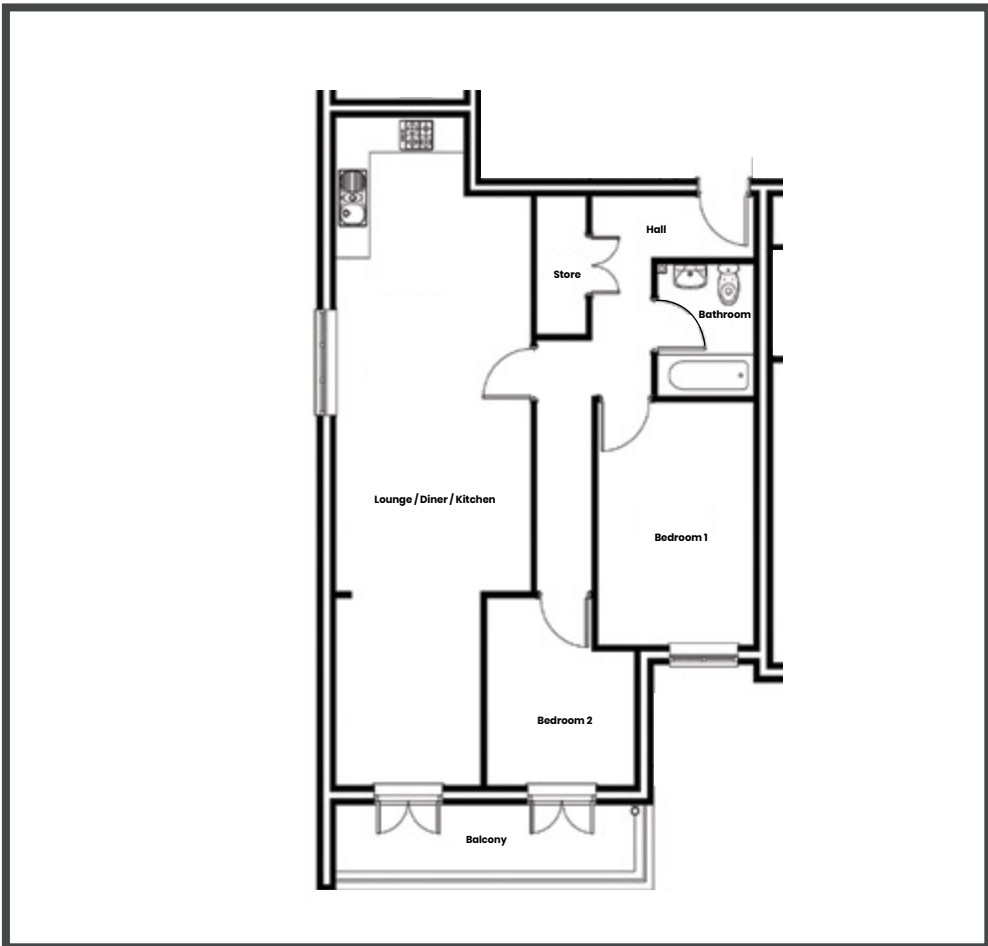
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GROUND FLOOR / REAR
SQ / M **82.8**
SQ / FT **891.2**



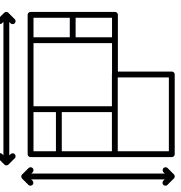
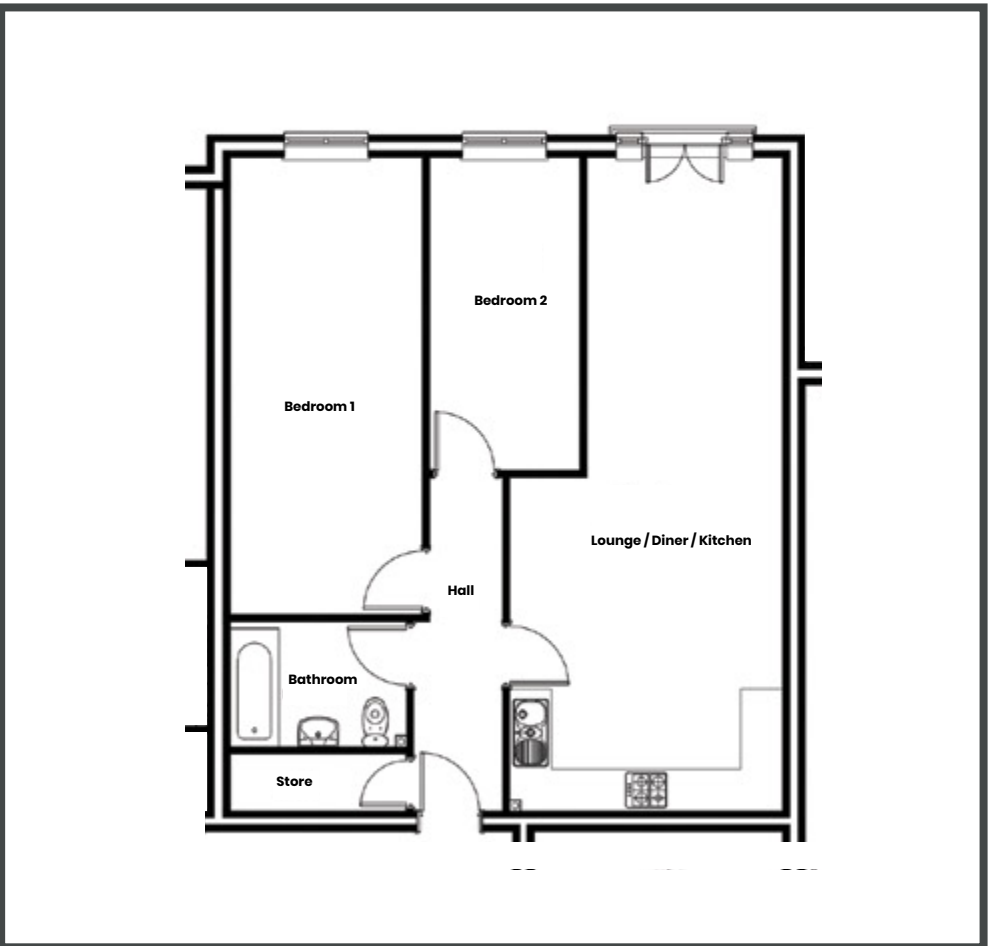
APARTMENT 05
GROUND FLOOR / DUAL
SQ / M **107.9**
SQ / FT **1161.4**



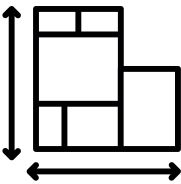
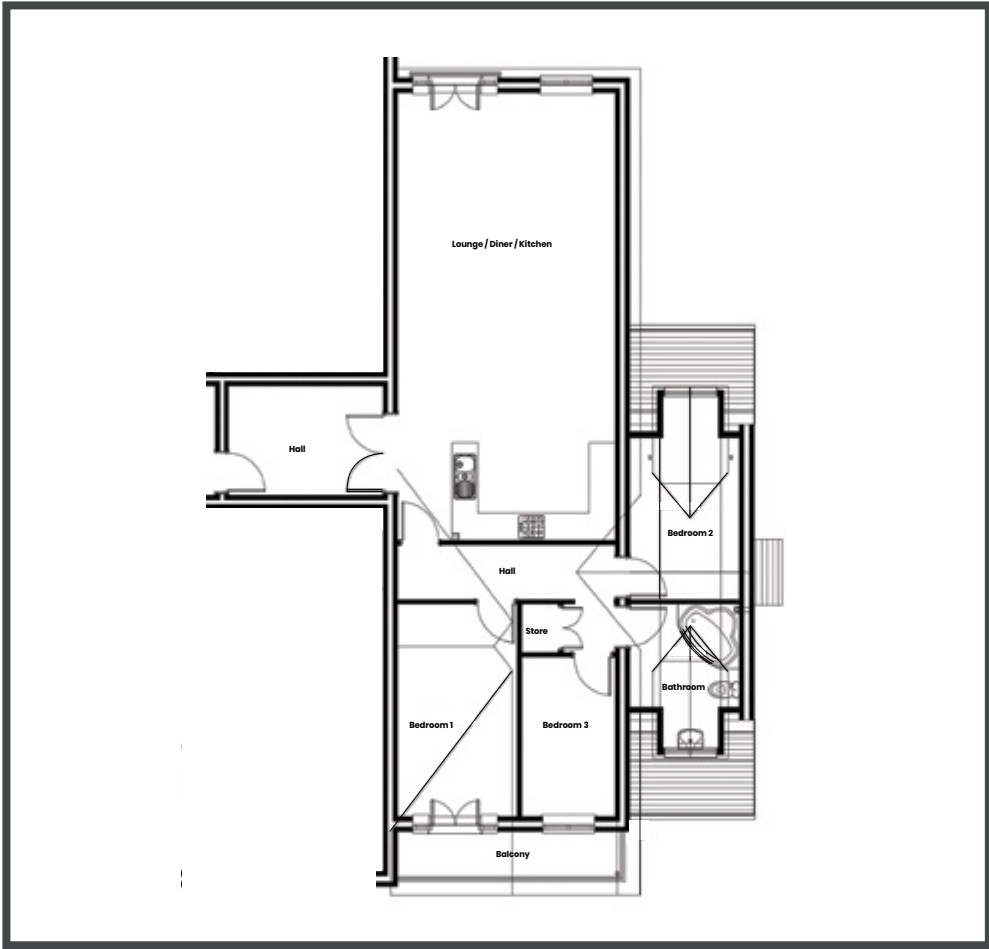
APARTMENT 06
FIRST FLOOR / REAR
SQ / M **68.9**
SQ / FT **741.6**



APARTMENT 07
FIRST FLOOR / FRONT
SQ / M **71.9**
SQ / FT **773.9**



APARTMENT 08
FIRST FLOOR / REAR
SQ / M **74.3**
SQ / FT **799.7**

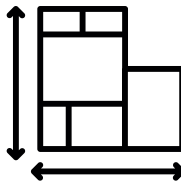
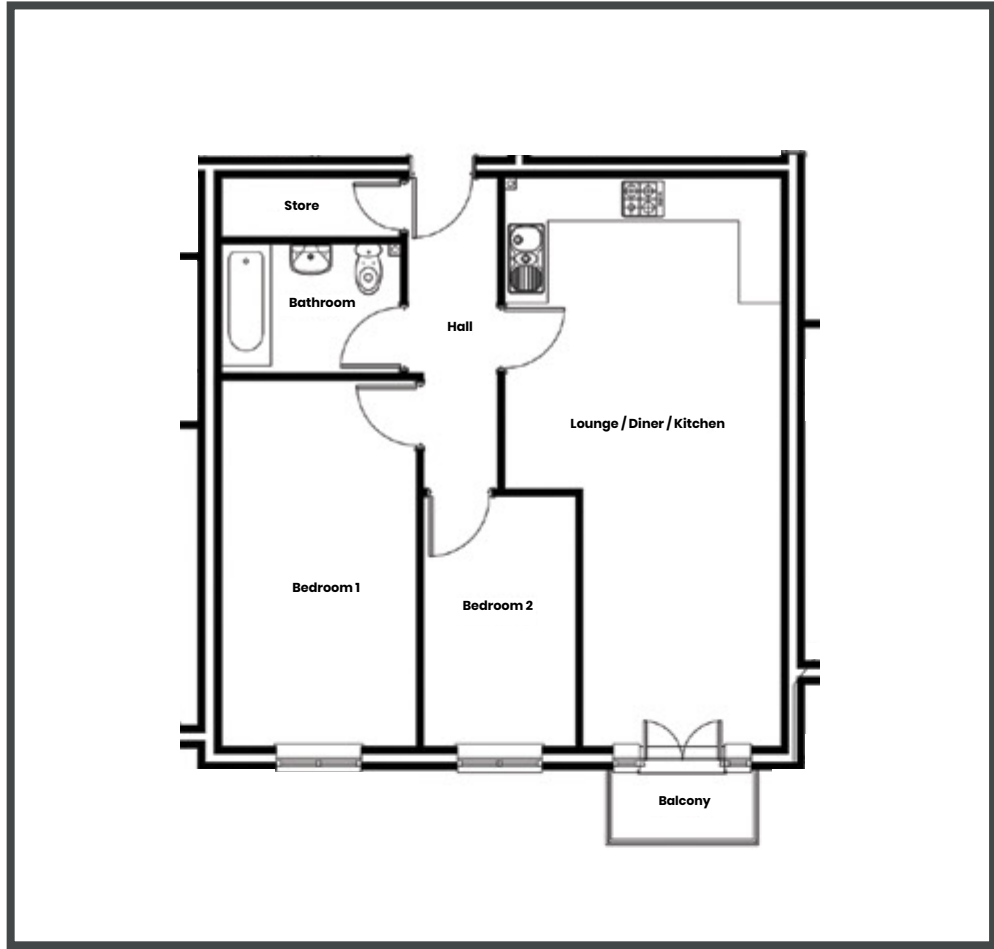


APARTMENT 09

FIRST FLOOR / DUAL

SQ / M **105.3**

SQ / FT **1133.4**

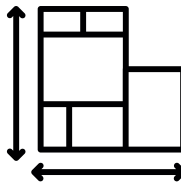
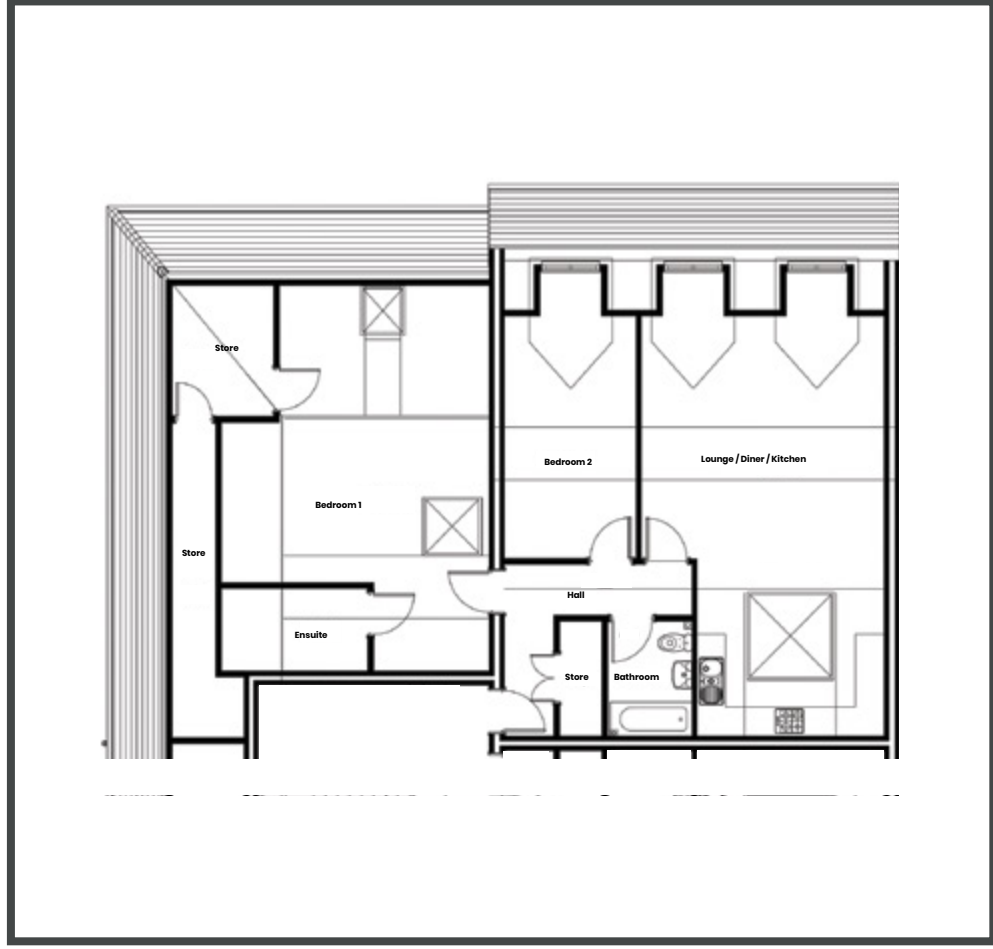


APARTMENT 10

FIRST FLOOR / FRONT

SQ / M **62.8**

SQ / FT **675.9**

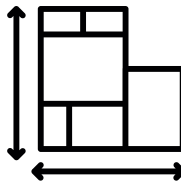
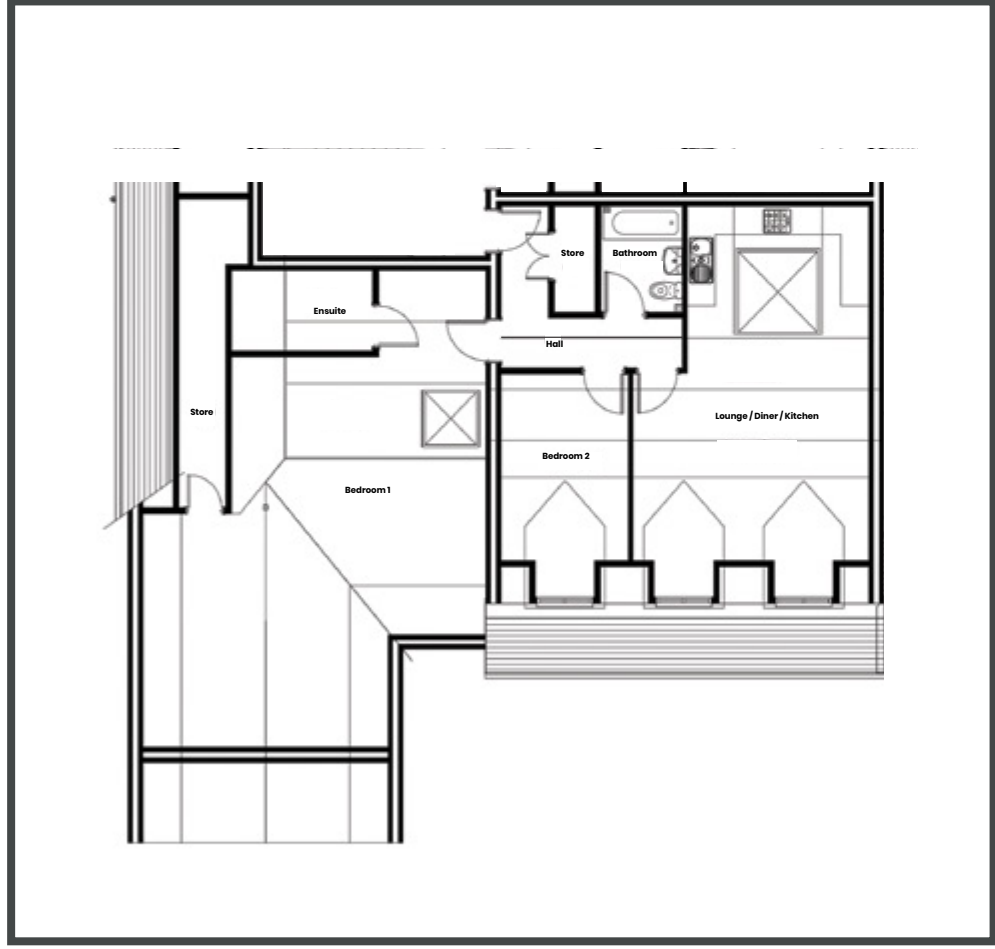


APARTMENT 11

SECOND FLOOR / REAR

SQ / M **129.0**

SQ / FT **1388.5**



APARTMENT 12

SECOND FLOOR / FRONT

SQ / M **130.5**

SQ / FT **1404.6**



CONTACTS

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.

For over a decade the team have been developing a diverse portfolio of distinct mixed use sites.

Through their keen insight and strong partnerships The Charles James Developments Group have been establishing themselves as a leading independent developer within central London and throughout the home counties.



CHARLES JAMES
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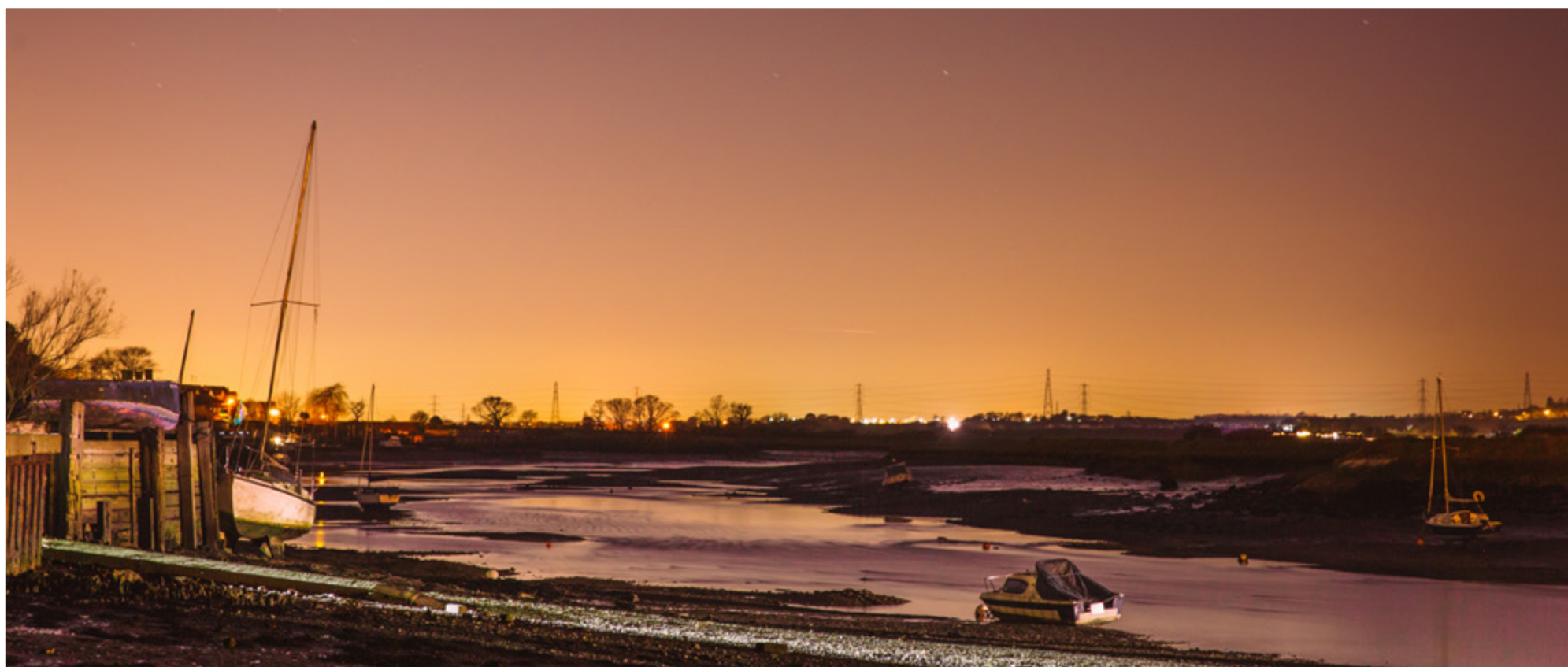
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MISREPRESENTATION ACT

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