



---

# Little Paddocks

---

FRATING ROAD | GREAT BROMLEY | ESSEX



**NAU Homes** and **Michaels Property Consultants**

present an exceptional collection of impressive new  
four and five bedroom family residences

---

# Welcome

---

Nestled amongst some of the prettiest surroundings this desirable area has to offer, Great Bromley enjoys an excellent position within easy driving distance of the historic market town of Colchester, the bustling riversides of Manningtree and Brightlingsea – and the beautiful Tendring countryside – all of which offer great opportunities for shopping, socialising, work and leisure.

Conveniently close to all the main travel connections in the area, Little Paddocks also positions residents perfectly for the larger regional hubs of Ipswich, Chelmsford, and London – yet it represents an ideal rural retreat away from busy lifestyles. It is the ideal place to escape and enjoy a relaxing lifestyle within easy reach of the coast and countryside.

Each home has been carefully-planned, combining modern high-quality specifications and state-of-the-art appliances, with attractive surroundings, and the collection will offer something for everyone, with splendidly generous living spaces designed to please now, and for many years to come.

*Welcome to Little Paddocks.*



*A stunning collection  
of large homes.*



**Plots 1, 2 and 3.**

Exterior computer generated image is from an imaginary viewpoint looking at Plots 1, 2 and 3 from left-to-right, with Plot 7 in the foreground. Imagery is for illustrative purposes and may not be an exact representation of the homes.

*Exceptional*

Michaels Property Consultants are extremely proud to offer this magnificent collection of unrivaled homes in the tranquil village of Great Bromley, in a sought-after part of Essex's far-reaching Tendring countryside.

A truly exclusive development, comprising just seven traditionally inspired detached four and five bedroom houses, this collection has been thoughtfully-planned in every detail and provides a rare opportunity to live within a high-quality new-build home, appointed with the very finest fittings, within a beautiful semi-rural setting.

Each of these exceptional homes enjoys impressive reception areas, a beautifully-appointed kitchen and a sophisticated specification – along with spacious bedrooms, contemporary fitted bathrooms and stylishly finished luxury en-suites.

Raising Standards.  
Protecting Homeowners



When you buy a new build home at Little Paddocks a 10 year building warranty is offered through NHBC, one of the market leading warranty providers. For more information visit [www.nhbc.co.uk](http://www.nhbc.co.uk)



# The Siteplan

Little Paddocks is a premium new collection of properties that residents will be proud to call home from day one – and for many, many years to come. Sustainability built and beautifully-positioned within a prime location, approximately seven miles from Colchester's historic town centre, this is a collection from where you can enjoy a semi-rural lifestyle, good-quality local amenities and excellent travel connections further afield.

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

# Plot One



## A STUNNING FOUR BEDROOM RESIDENCE

APPROX FLOOR SPACE 261SQM (2809SQFT)

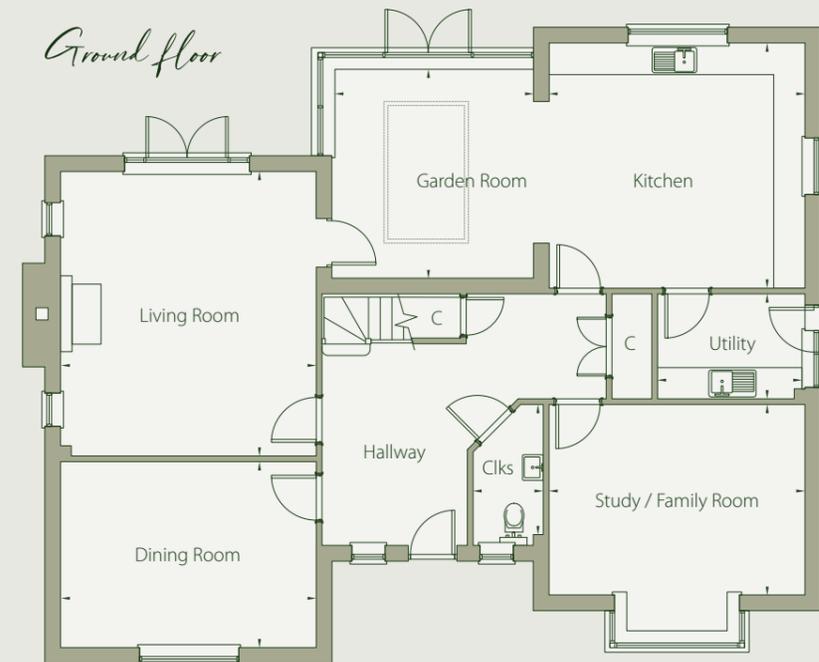
### Ground floor

Kitchen	4.90m x 4.70m	16'1" x 15'5"
Utility Room	2.80m x 2.00m	9'2" x 6'7"
Garden Room	4.20m x 3.90m	13'9" x 12'10"
Living Room	5.50m x 4.90m	18'1" x 16'1"
Dining Room	4.90m x 3.60m	16'1" x 11'10"
Study / Family	4.90m x 3.70m	16'1" x 12'2"
Cloakroom	2.70m x 1.30m	8'10" x 4'3"

### First floor

Master Bedroom	4.90m x 4.70m	16'1" x 15'5"
En-Suite	2.50m x 2.00m	8'2" x 6'7"
Bedroom Two	4.90m x 4.70m	16'1" x 15'5"
Bedroom Three	4.90m x 3.60m	16'1" x 11'10"
Bedroom Four	4.90m x 4.10m	16'1" x 13'5"
En-Suite	2.70m x 1.20m	8'10" x 3'11"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# Plot Two



## A BEAUTIFUL FOUR BEDROOM HOME

APPROX FLOOR SPACE 261SQM (2809SQFT)

### Ground floor

Kitchen	4.90m x 4.70m	16'1" x 15'5"
Utility Room	2.80m x 2.00m	9'2" x 6'7"
Garden Room	4.20m x 3.90m	13'9" x 12'10"
Living Room	5.50m x 4.90m	18'1" x 16'1"
Dining Room	4.90m x 3.60m	16'1" x 11'10"
Study / Family	4.90m x 3.70m	16'1" x 12'2"
Cloakroom	2.70m x 1.30m	8'10" x 4'3"

### First floor

Master Bedroom	4.90m x 4.70m	16'1" x 15'5"
En-Suite	2.50m x 2.00m	8'2" x 6'7"
Bedroom Two	4.90m x 4.70m	16'1" x 15'5"
Bedroom Three	4.90m x 3.60m	16'1" x 11'10"
Bedroom Four	4.90m x 4.10m	16'1" x 13'5"
En-Suite	2.70m x 1.20m	8'10" x 3'11"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# Plot Three



## A EXQUISITE FIVE BEDROOM NEW HOUSE APPROX FLOOR SPACE 250SQM (2690SQFT)

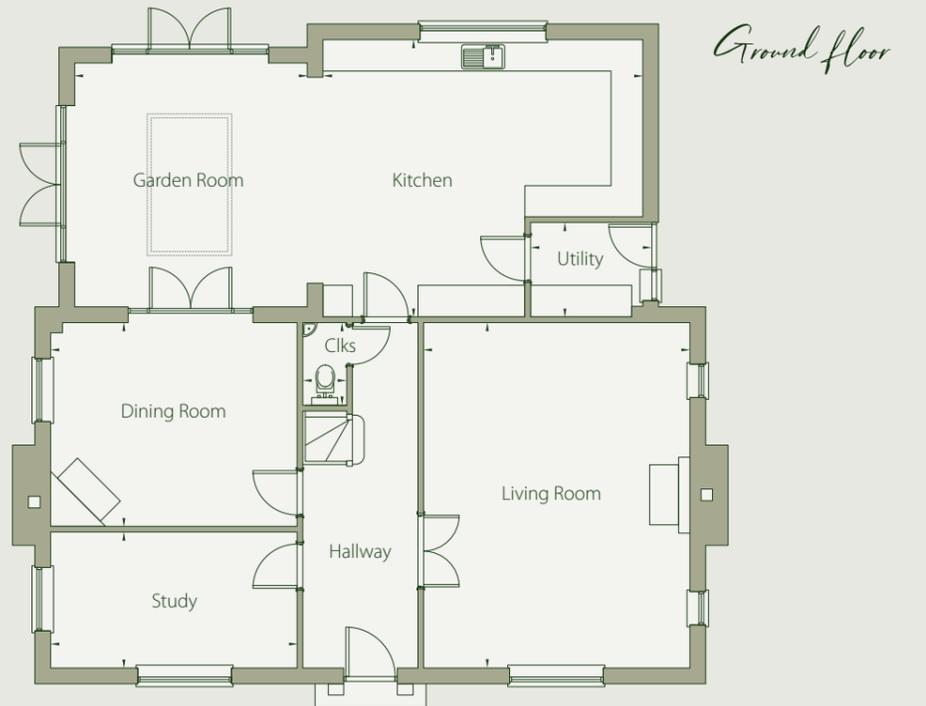
### Ground floor

Kitchen	6.10m x 5.30m	20'0" x 17'5"
Utility Room	2.10m x 1.80m	6'11" x 5'11"
Garden Room	4.70m x 4.50m	15'5" x 14'9"
Living Room	6.60m x 5.10m	21'8" x 16'9"
Dining Room	4.70m x 3.90m	15'5" x 12'10"
Study	4.70m x 2.60m	15'5" x 8'6"

### First floor

Master Bedroom	6.10m x 5.20m	20'0" x 17'1"
En-Suite	2.80m x 1.20m	9'2" x 3'11"
Bedroom Two	4.10m x 3.90m	13'5" x 12'10"
Bedroom Three	3.90m x 3.70m	12'10" x 12'2"
En-Suite	2.60m x 1.20m	8'6" x 3'11"
Bedroom Four	4.20m x 2.90m	13'9" x 9'6"
Bedroom Five	3.30m x 2.60m	10'10" x 8'6"
Bathroom	3.70m x 2.60m	12'2" x 8'6"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# Plot Four



## AN LUXURIOUS FIVE BEDROOM NEW HOME APPROX FLOOR SPACE 250SQM (2690SQFT)

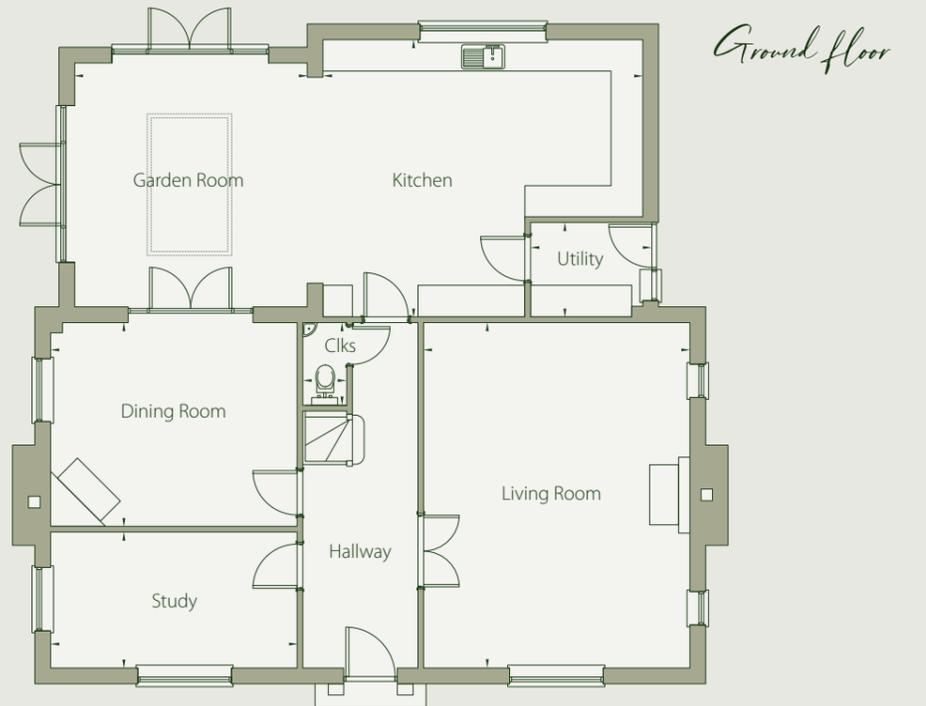
### Ground floor

Kitchen	6.10m x 5.30m	20'0" x 17'5"
Utility Room	2.10m x 1.80m	6'11" x 5'11"
Garden Room	4.70m x 4.50m	15'5" x 14'9"
Living Room	6.60m x 5.10m	21'8" x 16'9"
Dining Room	4.70m x 3.90m	15'5" x 12'10"
Study	4.70m x 2.60m	15'5" x 8'6"

### First floor

Master Bedroom	6.10m x 5.20m	20'0" x 17'1"
En-Suite	2.80m x 1.20m	9'2" x 3'11"
Bedroom Two	4.10m x 3.90m	13'5" x 12'10"
Bedroom Three	3.90m x 3.70m	12'10" x 12'2"
En-Suite	2.60m x 1.20m	8'6" x 3'11"
Bedroom Four	4.20m x 2.90m	13'9" x 9'6"
Bedroom Five	3.30m x 2.60m	10'10" x 8'6"
Bathroom	3.70m x 2.60m	12'2" x 8'6"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# Plot Five



## AN REMARKABLE FIVE BEDROOM PROPERTY

APPROX FLOOR SPACE 250SQM (2690SQFT)

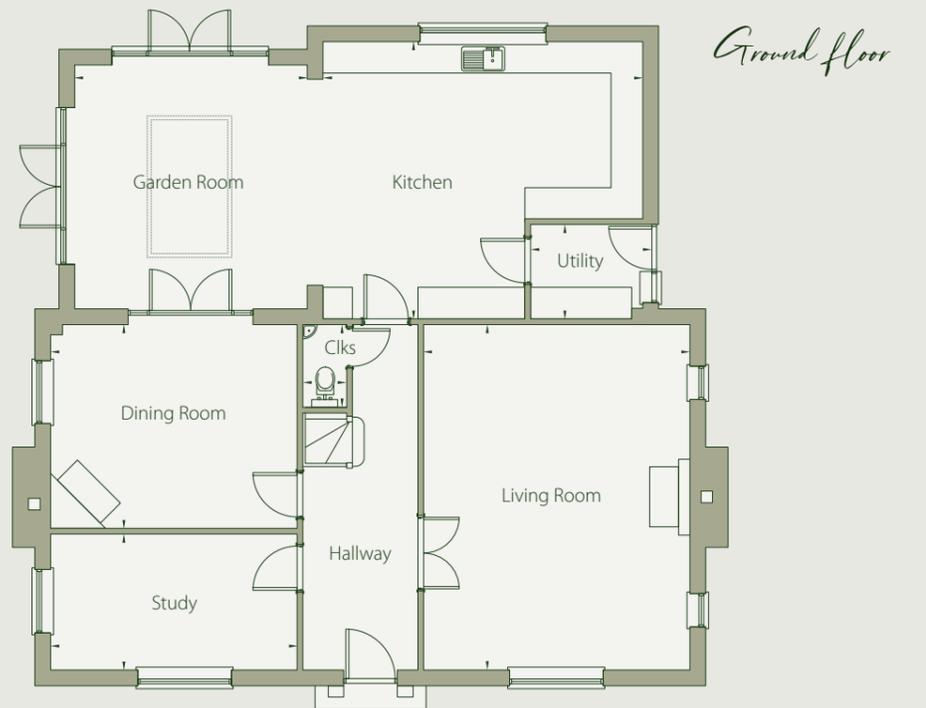
### Ground floor

Kitchen	6.10m x 5.30m	20'0" x 17'5"
Utility Room	2.10m x 1.80m	6'11" x 5'11"
Garden Room	4.70m x 4.50m	15'5" x 14'9"
Living Room	6.60m x 5.10m	21'8" x 16'9"
Dining Room	4.70m x 3.90m	15'5" x 12'10"
Study	4.70m x 2.60m	15'5" x 8'6"

### First floor

Master Bedroom	6.10m x 5.20m	20'0" x 17'1"
En-Suite	2.80m x 1.20m	9'2" x 3'11"
Bedroom Two	4.10m x 3.90m	13'5" x 12'10"
Bedroom Three	3.90m x 3.70m	12'10" x 12'2"
En-Suite	2.60m x 1.20m	8'6" x 3'11"
Bedroom Four	4.20m x 2.90m	13'9" x 9'6"
Bedroom Five	3.30m x 2.60m	10'10" x 8'6"
Bathroom	3.70m x 2.60m	12'2" x 8'6"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# Plot Six



## AN IMPRESSIVE FOUR BEDROOM RESIDENCE

APPROX FLOOR SPACE 261SQM (2809SQFT)

### Ground floor

Kitchen	4.90m x 4.70m	16'1" x 15'5"
Utility Room	2.80m x 2.00m	9'2" x 6'7"
Garden Room	4.20m x 3.90m	13'9" x 12'10"
Living Room	5.50m x 4.90m	18'1" x 16'1"
Dining Room	4.90m x 3.60m	16'1" x 11'10"
Study / Family	4.90m x 3.70m	16'1" x 12'2"
Cloakroom	2.70m x 1.30m	8'10" x 4'3"

### First floor

Master Bedroom	4.90m x 4.70m	16'1" x 15'5"
En-Suite	2.50m x 2.00m	8'2" x 6'7"
Bedroom Two	4.90m x 4.70m	16'1" x 15'5"
Bedroom Three	4.90m x 3.60m	16'1" x 11'10"
Bedroom Four	4.90m x 4.10m	16'1" x 13'5"
En-Suite	2.70m x 1.20m	8'10" x 3'11"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# Plot Seven



## AN OUTSTANDING FOUR BEDROOM NEW HOME APPROX FLOOR SPACE 261SQM (2809SQFT)

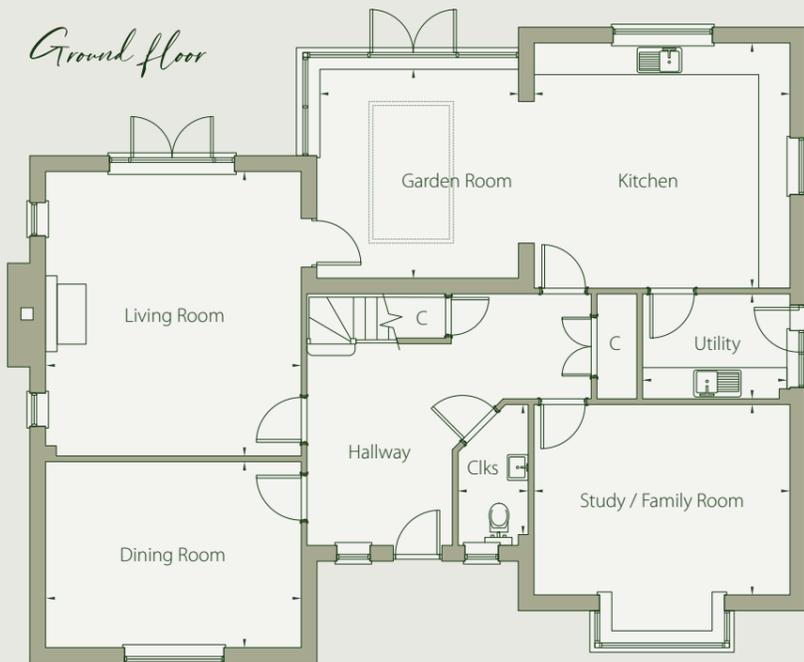
### Ground floor

Kitchen	4.90m x 4.70m	16'1" x 15'5"
Utility Room	2.80m x 2.00m	9'2" x 6'7"
Garden Room	4.20m x 3.90m	13'9" x 12'10"
Living Room	5.50m x 4.90m	18'1" x 16'1"
Dining Room	4.90m x 3.60m	16'1" x 11'10"
Study / Family	4.90m x 3.70m	16'1" x 12'2"
Cloakroom	2.70m x 1.30m	8'10" x 4'3"

### First floor

Master Bedroom	4.90m x 4.70m	16'1" x 15'5"
En-Suite	2.50m x 2.00m	8'2" x 6'7"
Bedroom Two	4.90m x 4.70m	16'1" x 15'5"
Bedroom Three	4.90m x 3.60m	16'1" x 11'10"
Bedroom Four	4.90m x 4.10m	16'1" x 13'5"
En-Suite	2.70m x 1.20m	8'10" x 3'11"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# Specification

## Kitchens :

- Quality kitchens with sleek quartz worktops provided by Lifestyle Kitchens, Kelvedon

## Integrated A-rated appliances by NEFF, including :

- Integrated fridge / freezer with ice maker
- Two self cleaning ovens and a grill with halogen hob
- Integrated dishwasher
- Wine cooler
- NEFF washing machine and separate dryer ( utility room )

## Heating and Solar :

- Underfloor heating to ground floor with radiators to first floor ( with Wi-Fi operation )
- Fireplaces with hearths and wood burner provision, if desired by the buyers

## Joinery :

- Feature oak staircase with white spindles and handrails
- Modern oak panel crisp doors with chrome door furniture

## Bathrooms, En-suites and Cloakrooms :

- White Roca sanitaryware with quality chrome fittings, semi pedestal or semi-recessed basins.
- Thermostatically controlled shower mixers with rainforest heads, chrome heated towel rails, shaver point and extractor fans
- Choice of stylish wall tiles with full height tiling around bath and to shower cubicles, porcelain floor tiles to all bathrooms and en-suites \*

## Decoration :

- White emulsion to bathrooms, en-suites and cloakrooms
- Pure brilliant white emulsion painted ceilings
- White satin painted window boards
- White satin finish skirtings and architraves

## Electrical :

- Low energy downlighters fitted to the kitchen, bathrooms, cloakrooms and en-suites
- TV/FM/DAB with Cat-6 cabling to provide a potential switched internet system to every room
- Shaver sockets fitted in all bathrooms and en-suites

## Renewable Features :

- We make every home more sustainable. Every home has a PV Solar Panel system, circa 2.5 KWp, sized to remove most of your daytime electric consumption, great for residents who are working from home
- A dedicated 32 Amp supply to all garages to provide for the future connection of an electric car charging point ready for 2032. ( free daytime car charging )
- PV Upgradable at extra cost to include a home battery system, from LG to the TESLA wall. We are aiming to have our homes more sustainable and powered up during power cuts, this also allows night time use of the power generated from the PV panels

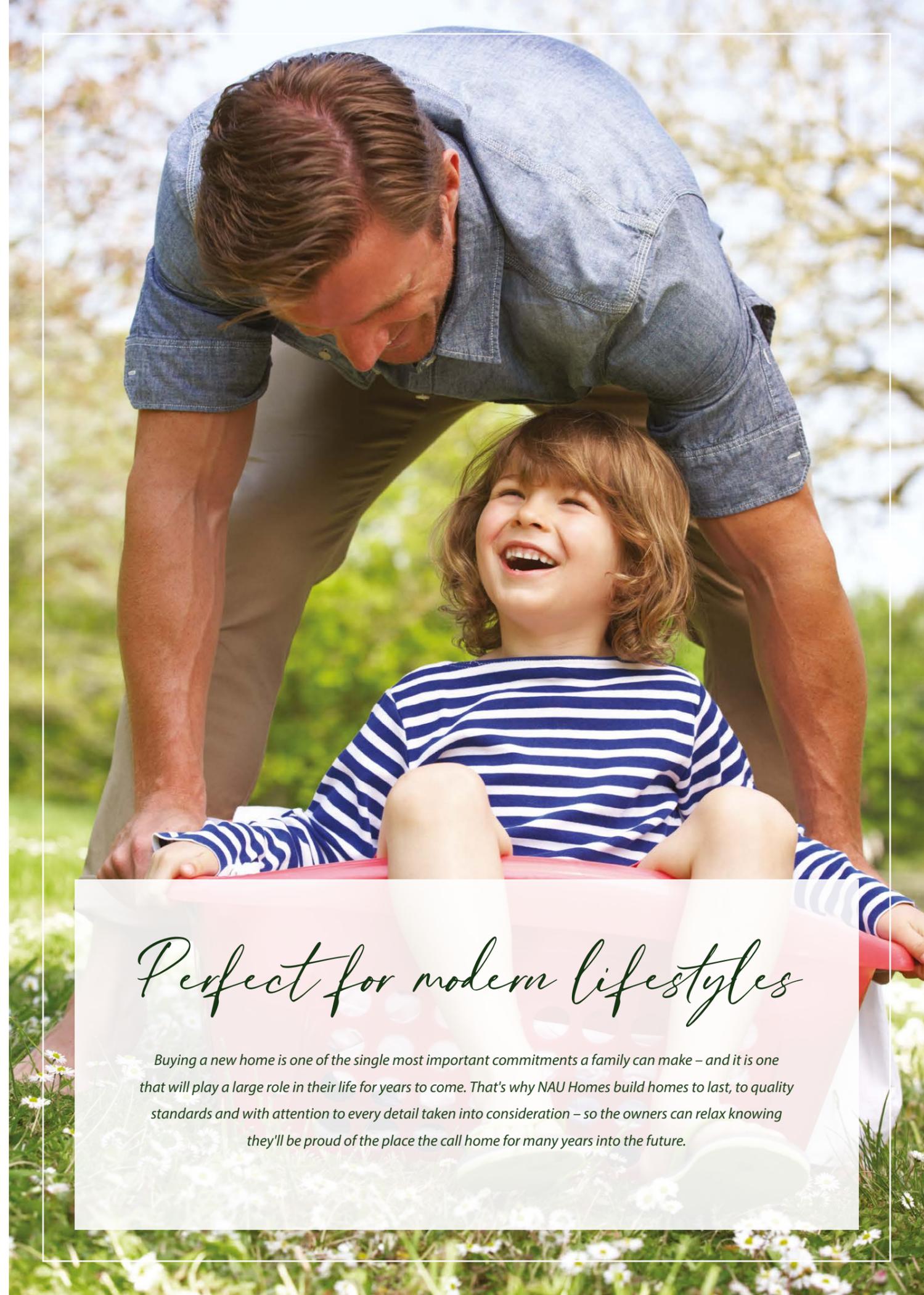
## Additional Upgrade Options Available :

- Air to air heat pump system
- Home Battery System
- Please ask agents for more information on upgrades

## Exteriors :

- Landscaped gardens laid to lawn with good quality close-board fencing to all plots
- Indian Limestone patios and pathways
- External water tap and outside power socket
- External lighting to front and rear of each home
- Garages with electric garage doors and remote handsets

\* The specifications listed are correct and as intended at the time of going to print. Please speak with our Selling Agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice. **Any choices are subject to the stage of construction.**



## Perfect for modern lifestyles

*Buying a new home is one of the single most important commitments a family can make – and it is one that will play a large role in their life for years to come. That's why NAU Homes build homes to last, to quality standards and with attention to every detail taken into consideration – so the owners can relax knowing they'll be proud of the place they call home for many years into the future.*

# location location location

---

Idyllically positioned in the glorious Tendring countryside, just a short distance from Essex's famous sunshine coastline, lies the sought-after village of Great Bromley. It's a beautiful location in which to enjoy a quintessential rural life, yet reach the City of London by rail or road in around an hour.

Surrounded by open fields, the area encapsulates country life perfectly and is ideal for leisurely walks, cycle rides and other outdoor recreational activities – plus the popular Old Court House pub is just moments away. For your daily needs, the nearest supermarket is Budgens in Elmstead Market, just two miles away by car, and the village of Great Bentley, just four miles away – also boasts pubs and restaurants, a primary school, doctor's surgery, some small shops and a mainline railway station.

*The ancient town of Colchester and all it has to offer, is around fifteen minutes away by car, and entwined within its historic winding lanes and listed buildings you will find a great choice of things to see and enjoy – including the award-winning castle, museum and park, a superb range of restaurants, two multi-screen cinemas, the Mercury Theatre and First Gallery – alongside the many sports and leisure facilities spread around the town. Full of all the opportunities you would expect from a town of its size, Colchester's wide variety of high street retailers and independent boutiques provide the perfect place for a spot of retail therapy, and in recent years it has been known more-and-more for some of the best entertainment opportunities in the region.*

Just five miles South you will find the pretty town of Manningtree, situated on the banks of the River Stour. It benefits from an extremely well served mainline train station, with regular trains direct to London's Liverpool Street Station. Home to a wide range of amenities, the town's High Street offers everything from independent stores, mini-markets, local bakeries and a deli – through to a number of very highly regarded restaurants.

*Parents will be pleased to find St George's Primary School in the village – rated 'outstanding' by Ofsted – as are Millfields, Great Bentley and Highfields Primary Schools – all within a short drive of the collection. For older students, the highly-regarded Colchester High School For Girls, Manningtree High School (rated 'good' by Ofsted) and Colchester Academy (rated 'good') are all within convenient travelling distance.*

There is a good range of local pubs and eateries surrounding Great Bromley. Along with the Old Court House which is literally minutes from home, the Cross Inn and the Haywain Pub are an excellent choice, as are The White Rose in Balls Green and The King's Arms in Frating – all within just a few minutes drive or cycle from home.

---



# Building Sustainably



## FOR THE NEXT GENERATION

Incorporating very high standards of modern construction and carefully-selected specifications, the homes at Little Paddocks have been designed for efficiency as well as durability. Owning an energy-efficient home means you should see reductions in running costs whilst maintaining your comfort. Where possible our designers always take care to make the most of natural sunlight and use sustainable materials – alongside blending the trends of modern lifestyles with a range of classically-designed features. Also, being brand new – you won't have to worry about any home improvements, repairs and redecorating, giving you more time to spend with friends and family and enjoy your beautiful new home.

*"From the traditional to the ultra-modern, our approach to building new homes focuses on the very best design, using sustainable materials with a tasteful, sympathetic take on creating new properties"*



nauhomes.co.uk



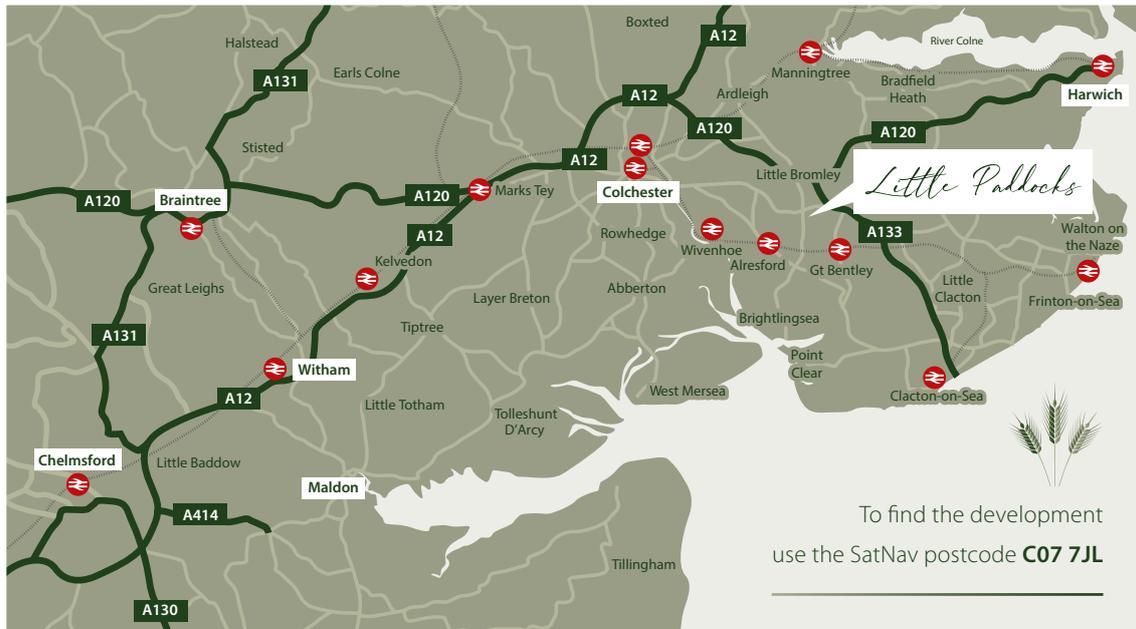
Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developers run a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from <http://www.nationalrail.co.uk> or <http://www.tfl.gov.uk> and are approximate only.

No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

# Finding the Development

LITTLE PADDOCKS, FRATING ROAD, GREAT BROMLEY, ESSEX



Whatever your families everyday needs, the roads and rail links around Little Paddocks offer convenient connections to all the key destinations in the local area, where a wide range of amenities offer opportunities for all – and with the A120, A133 and A12 so nearby, it's easy to explore nearby highlights like the stunning Tendring Peninsula and renowned Dedham Vale.

## Nearby amenities.

Budgens Store ( Elmstead Market )	2 Miles
Tesco Superstore ( The Hythe, Colchester )	5 Miles
Waitrose Superstore ( Colchester )	6 Miles
Colchester High Street ( Town Centre )	7 Miles
Colchester Business Park ( Health Club )	8 Miles
David Lloyd Colchester ( Health Club )	9 Miles

## Surrounding area.

Great Bentley ( Train Station )	4 Miles
Wivenhoe ( Train Station )	5 Miles
Manningtree	7 Miles
Clacton-on-Sea	10 Miles
Ipswich	20 Miles
Chelmsford	30 Miles



**01206 820999**

Alternatively email [wivenhoe@michaelsproperty.co.uk](mailto:wivenhoe@michaelsproperty.co.uk)  
or visit [www.michaelsproperty.co.uk](http://www.michaelsproperty.co.uk)

Michaels Property Consultants, 140 High Street, Wivenhoe, Essex, CO7 9AF