



BATA MEWS

EAST TILBURY
ESSEX

A STYLISH COLLECTION OF MODERN
3 & 4 BEDROOM HOMES





WELCOME TO BATA MEWS

A unique development of just 50 three and four bedroom houses designed to suit the architectural history of the area, which was a purpose-built industrial settlement created by Thomas Bata in the 1930's.

These new homes are being constructed by Hexa Homes, a British residential development company who place good design and customer service at the heart of their operations.

Set in a semi-rural location, these energy efficient homes enjoy easy access to local amenities and good schools, with the added benefit of excellent transport links by road and rail to London and other major surrounding towns.

East Tilbury is situated in the South of Essex, a stone's throw from the banks of the River Thames.



Right; Staff arriving at the Bata gates, now the location of Bata Mews Marketing Suite.

Below; Aerial view of the Bata settlement at its peak in the 1960's. Many of the original buildings still stand today.





A SENSE OF HISTORY & PLACE

The history of East Tilbury is intricately woven with the story of the Bata Shoe Company. Founded in 1894 by Czech industrialist Thomas Bata, it adapted American mass-production methods to traditional shoe making and from modest origins in Zlin, grew during the 1930's to become one of the world's largest shoe manufacturers and retailers.

The opening of a Bata Shoe Factory in the village of East Tilbury in 1933, along with its housing and community buildings, sparked the area's growth from a small rural settlement into a thriving industrial community.

Thomas Bata had the vision and social conscience to provide both work and housing in a garden village setting, having already built factories and towns in many countries around the world by 1932. The buildings and layout at East Tilbury were based on the Bata factories in Zlin, now part of the Czech Republic. This Bata masterplan laid the foundation for a self-sufficient community of factories and workers' housing that included: a cinema, restaurants, sports facilities, a garage, educational facilities and farms. It provided family houses with gardens for all married workers and a dormitory 'hotel' (Stanford House) for the single. This community attracted workers from across Europe as well as the more traditional shoe manufacturing centres in the Midlands. At the height of its success, 6,000 resident workers lived in the East Tilbury development.

Bata remained the key employer in the area for over 70 years, however with rapidly changing manufacturing conditions in the 1990's and a fiercer trading environment in Britain led Bata to rationalise its operation. It downsized production in East Tilbury and sold off assets including houses, shops, agricultural and development land before finally closing its operation in 2007.

Today the Bata factory buildings still dominate the landscape and the taller buildings are visible for some distance, rising above the flat South Essex landscape. The status and importance of the Bata Settlement as part of Britain's industrial buildings history was recognised by its designation as a conservation area in 1993 and the listing of residential and factory buildings.



Coalhouse Fort, East Tilbury



LOCAL AREA & SURROUNDINGS

Bata Mews is within close proximity to many local services in East Tilbury and public transport links with excellent access to London.

The area to the South of Bata Mews along Princess Margaret Road is known as East Tilbury Village with its traditional village pub and Parish Church. The end of the road reaches the banks of the River Thames, here stands the Coalhouse Fort. Constructed in the late 1800's, and built to defend the Thames from a potential invasion by France, it closed in 1956 following the abolition of Coastal Defence and was subsequently used as storage for Bata shoes until the early 1960's. Today it is managed by a team of volunteers welcoming daily visitors and schools to this historic site and to walk the extensive grounds.

In recent times, there has been residential development to the eastern parts of East Tilbury, however much of the surrounding land to the north, west and south remains as flat, open countryside and farmland cradled by the River Thames.

Directly north of East Tilbury is the village of Linford and further north the town of Stanford-le-Hope, offering homeowners a range of amenities.

The more rural West Tilbury lies adjacent to East Tilbury, and is one of seven conservation areas in Thurrock, it features a small number of houses, although dominated largely with farms and agricultural land.

Just to the west, is the town of Tilbury, best known for the docks which contributes hugely to the local economy, it also features a 16th Century fort and an ancient cross-river ferry.

Education on your doorstep...

Bata Mews benefits from access to "Good" local schools as rated by Ofsted, opposite the development is East Tilbury Primary School & nursery, offering places for children from ages 4 up to 11. For secondary schools, although in Stanford-le-Hope, there is a free bus service for children in East Tilbury accessed at the front of Bata Mews.

WELL CONNECTED

Excellent transport links with easy access to London and beyond...

A short walk from Bata Mews is East Tilbury Railway Station, positioned on the C2C line running between London Fenchurch Street and Southend via Grays, with services running approximately every 20 minutes and including stops at Lakeside, Upminster, Barking and Limehouse. The journey time between East Tilbury to London Fenchurch Street is approximately 45 minutes.

By road, the A13 provides good access into East London, passing through areas such as Rainham, Dagenham, Barking and Poplar, before arriving in White Chapel just 26 miles from Bata Mews.

The Dartford-Thurrock river crossing is 15 miles away, and is the busiest estuarial crossing in the United Kingdom. Consisting of two tunnels under the River Thames and the cable-stayed Queen Elizabeth II Bridge. The crossing is considered part of the M25 motorway route circling London, using the tunnels northbound and bridge southbound.

East Tilbury benefits from easy access to three international airports within 50 miles. London City airport to the west, London Gatwick to the South, which is the second-busiest airport in the UK and to the North is London Stansted, serving over 170 destinations providing more scheduled European destinations than any other airport in the UK.

Also within easy reach is Ebbsfleet International train station, offering homeowners at Bata Mews access to the 57 Eurostar services bound for the continent each week.

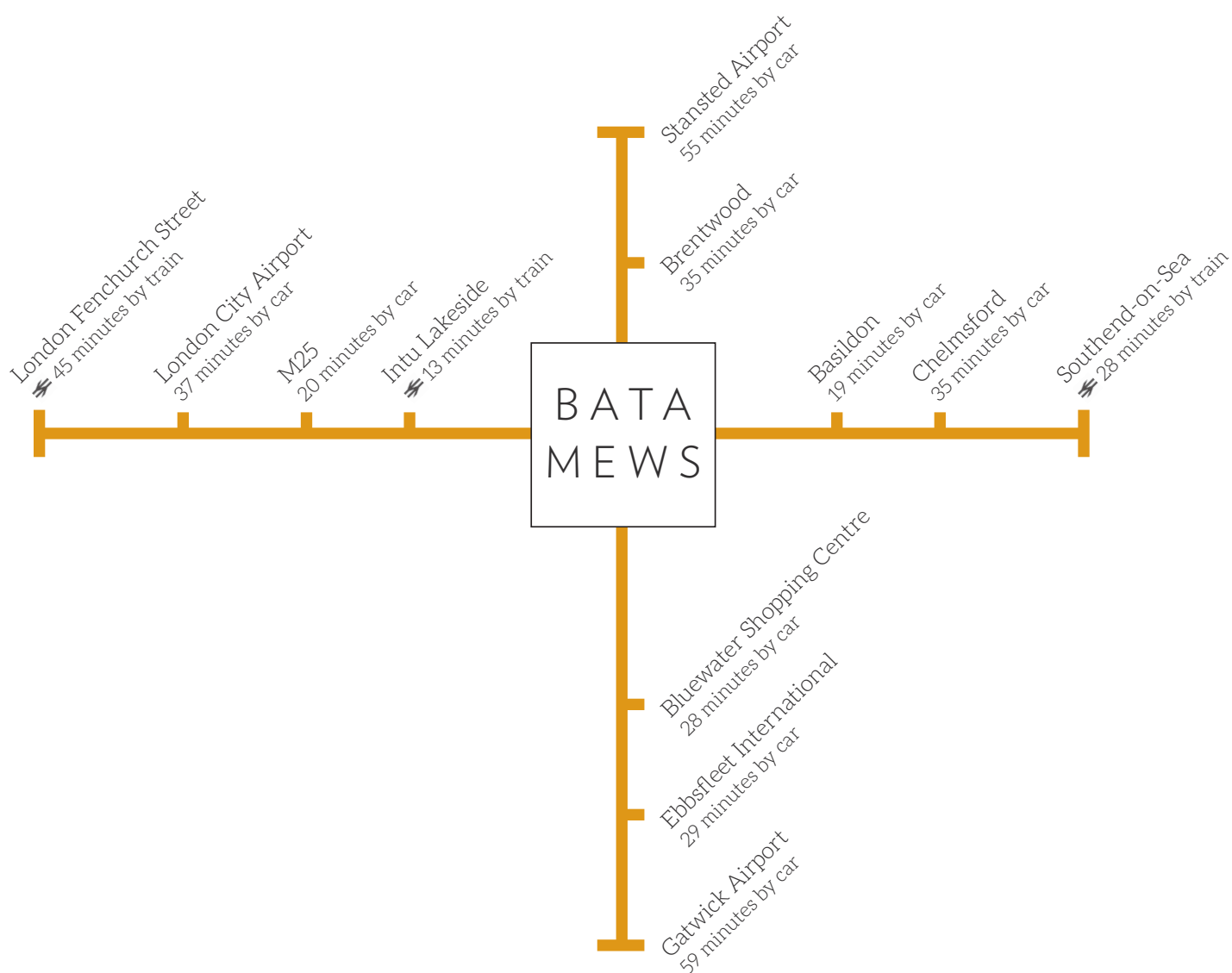
Shopping & Entertainment

Opposite Bata Mews, is the centre of East Tilbury which features the original Community House built by Bata, now called Stanford House. The building has been converted into modern apartments and the former ballroom on the ground floor is now a parade of retail shops, currently hosting a Co-operative supermarket, Post office open 7 days a week and a pharmacy, plus a number of independent food outlets. East Tilbury also benefits from a medical centre.

For shopping and entertainment facilities in the local area, homeowners at Bata Mews are spoilt for choice. Just 6 miles to the West is Grays - home to Lakeside shopping centre - known as one of the largest shopping areas in a single location within Europe, which can be easily reached by train from East Tilbury station in 13 minutes. Now known as Intu Lakeside this vast shopping centre provides many of the top high street brands and includes a large Marks & Spencer, Debenhams, and House of Fraser as well as a Vue Cinema and range of cafés and restaurants.

Alternatively, there is Basildon to the North East, the town centre features many high street stores, as well as shops and coffee houses in the open air East Walk and Town Square. There is also the covered Eastgate Shopping Centre, hosting over 100 retailers.

Further afield, Southend-on-Sea is just 20 miles east and central London is less than 30 miles to the west, both easily accessible by train or road, via the A13.



SITE PLAN

A contemporary scheme...

Formed around the original grid created by Bata, the layout of Bata Mews is designed to complement the surrounding area and reflect the town's history. Streets and parking have been carefully arranged to minimise the impact of vehicles, giving priority to pedestrians.

The design of the scheme is a contemporary take on the architectural style of the original Bata housing. New houses utilise a carefully chosen pallet of materials, featuring grey full height windows, to maximise light, and are externally finished in a mix of white render and red brick.

To the front of each property there is a large set of bi-folding doors and entrance door, clad in hardwood, inspired by the factory buildings. Set behind these doors, every home benefits from an enclosed parking courtyard and first floor balcony above with a glass balustrade.

All of the homes benefit from a modern open-plan ground floor layout, comprising of kitchen with dining area to the rear, opening onto a private garden and featuring a living room to the front of the properties. These living spaces are separated by the stairs and downstairs cloakroom.

HOUSE TYPES



HT O3A
3 bedroom house



HT O3D
3 bedroom house



HT O3C
3 bedroom house



HT O4A
4 bedroom house





Not to scale. Trees and landscaping are indicative only and may alter during construction. Trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details. Computer generated images are indicative only.

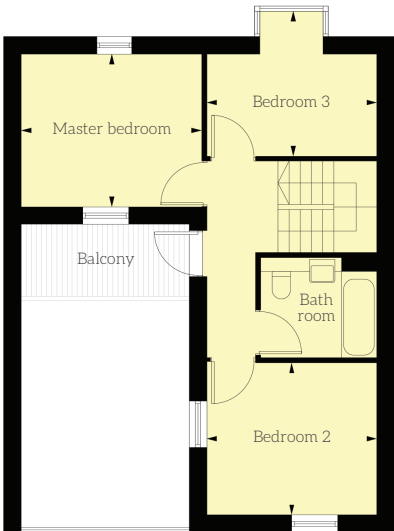
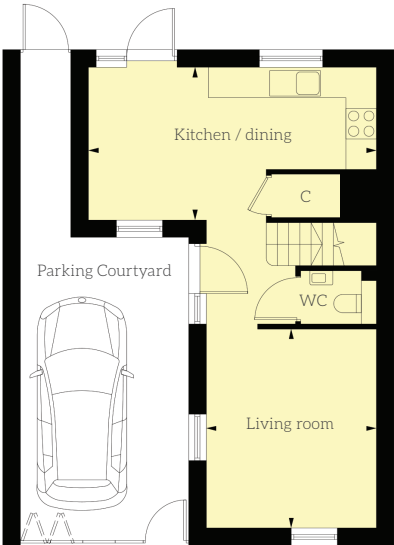
HOUSE TYPE

03A

3 bedroom house - Plots 2, 3, 6, 8, 10, 16, 25, 27, 28, 32, 33, 34, 38, 41, 42, 45, 47, 49

Living Room	3320 x 3905mm	10'9" x 12'8"
Kitchen / Dining	5625 x 2985mm	18'4" x 9'8"
Master Bedroom	3520 x 2985mm	11'5" x 9'8"
Bedroom 2	3320 x 3000mm	10'9" x 9'8"
Bedroom 3	3320 x 2840mm	10'9" x 9'3"

Total Area 79 sq m / 850 sq ft



Floorplan Key

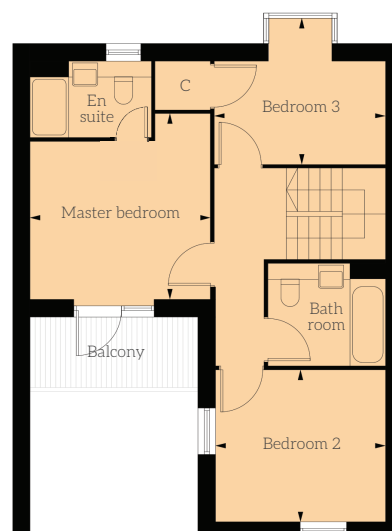
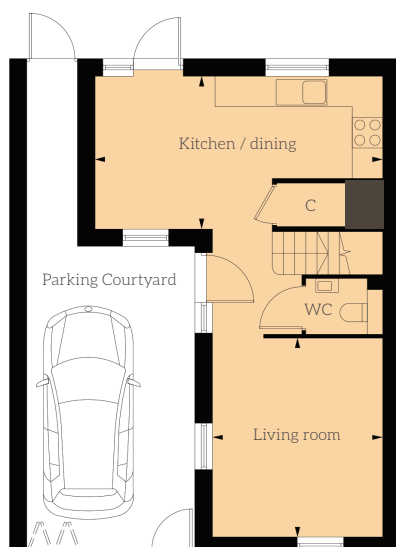
C Cupboard ◀▶ Denotes dimensions

HOUSE TYPE 03C

3 bedroom house - Plots 4, 5, 7, 9, 13, 14, 15, 17, 18, 19, 20, 21, 24, 26, 31, 35, 39, 40, 46, 48

Living Room	3320 x 3905mm	10'9" x 12'8"
Kitchen / Dining	5625 x 2985mm	18'4" x 9'8"
Master Bedroom	3640 x 3570mm	11'9" x 11'7"
Bedroom 2	3320 x 3000mm	10'9" x 9'8"
Bedroom 3	3320 x 2840mm	10'9" x 9'3"

Total Area 85 sq m / 915 sq ft



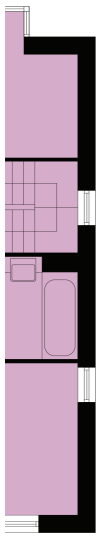
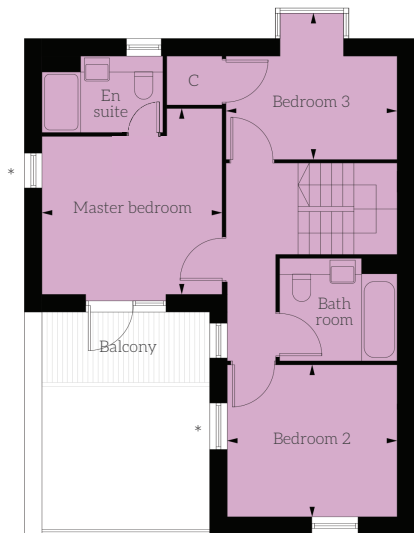
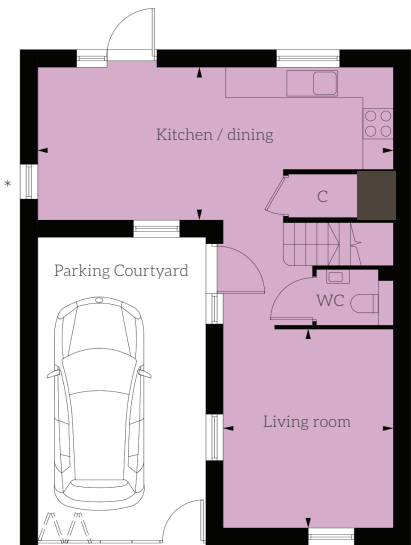
HOUSE TYPE

03D

3 bedroom house - Plots 11, 12 ,22, 29, 30, 36, 37, 43, 44, 50

Living Room	3320 x 3905mm	10'9" x 12'8"
Kitchen / Dining	6965 x 2985mm	22'9" x 9'8"
Master Bedroom	3640 x 3570mm	11'9" x 11'7"
Bedroom 2	3320 x 3000mm	10'9" x 9'8"
Bedroom 3	3320 x 2840mm	10'9" x 9'3"

Total Area 89 sq m / 957sq ft



Window variation to plots 11, 22, 30, 37 & 44 only

* Window variation plots 12, 29, 36, 43 & 50 only

Floorplan Key

C Cupboard ◀▶ Denotes dimensions

HOUSE TYPE 04A

4 bedroom house - Plots 1, 23

Living Room	3320 x 3905mm	10'9" x 12'8"
Kitchen / Dining	6965 x 2985mm	22'9" x 9'8"
Master Bedroom	3320 x 3515mm	10'9" x 11'5"
Bedroom 2	3320 x 3075mm	10'9" x 10'
Bedroom 3	3320 x 2840mm	10'9" x 9'3"
Bedroom 4	3320 x 2840mm	10'9" x 9'3"

Total Area 103.5 sq m / 1,114 sq ft



- * Window variation plot 1 only
- ** Window variation plot 23 only

SPECIFICATION

Inspired touches & architect driven

Kitchen

- Fully fitted kitchen
- Laminate worktop with 100mm upstand
- Stainless steel sink with chrome mixer tap
- Recessed LED downlights
- Karndean flooring
- Stainless steel multifunction single oven
- Ceramic hob with stainless steel splashback
- Integrated extractor hood
- Space for Washer/Dryer
- Space for Fridge/Freezer

Bathroom, Cloakroom & En-suite*

- Porcelain wall tiling to bath and shower enclosures
- Vanity unit with inset countertop basin with chrome mixer tap
- Downlights fitted throughout
- Back to wall pan with dual flush
- Polished stainless steel heated towel rail
- Thermostatic mixer shower
- Karndean flooring

Electrical Fittings

- White sockets and switches throughout
- Recessed white downlights to kitchen, bathroom, WC and en-suite
- Satellite TV point to Living Room and Master Bedroom
- Telephone points to Living Room, and Master Bedroom

Interior Finishes

- White emulsion to all walls and ceilings
- White Satin painted woodwork throughout
- Brushed Chrome door furniture throughout
- Gas fired central heating and hot water system
- Ventilation system to kitchen, bathroom, WC and en-suite

Peace of Mind & Security

- Mains Smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door, patio and balcony door
- 10 Year ICW Building Guarantee

External

- Private rear garden with paving to patio
- Bi-folding entrance gates and pedestrian door clad in hard wood
- Internal parking courtyard
- Decking to first floor balcony
- Grey exterior finish uPVC multi locking windows
- External lighting to front and main entrance door
- Solar PV panels to the roof of each property
- Landscaped communal grounds
- Cycle stands
- Communal television aerial and satellite dish
- Equipped play area
- Allocated parking space
- Private estate

*Not all houses feature an en-suite, see plans for details







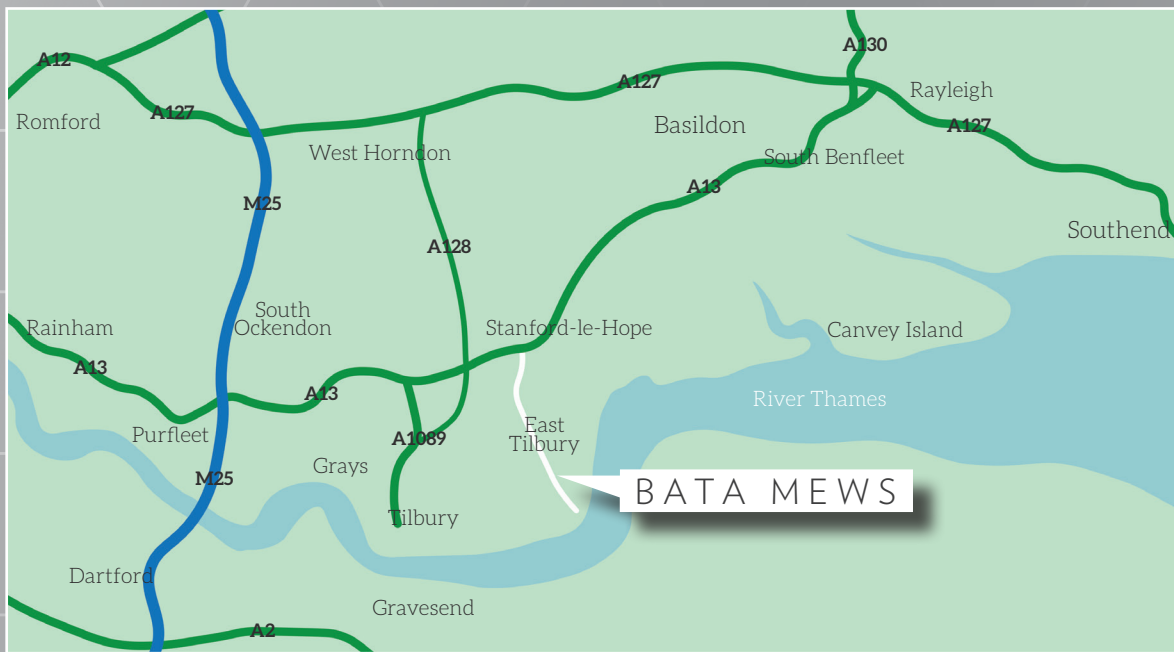
HEXA HOMES

Pleased to meet you...

Our name is inspired by the 'hexagons' of a honeycomb. Reflecting the work of bees, a hard-working community of builders and creators that contribute to the good of the hive and to the wider world, the bee is the perfect symbol to represent what we do.

Our vision is to be a considerate and thoughtful developer, delivering homes to our customers which we can be proud of and they are happy to call Home.

Our values place people at the forefront. Consideration of their needs for their properties, in their working/social environments and in the areas they live, forming the basis of all that we do. We hope in our work to create places of emotional value to all for today and generations to come.



BATA MEWS

Directions by road

From Junction 30 of the M25 travel East (towards Southend) along the A13 to the A128 roundabout. Take the third exit along the A1013. Follow the signs for East Tilbury. Approx 3/4 of a mile you will turn right into Buckingham Hill Road, follow the signs to East Tilbury. Once in Buckingham Hill Road keep going and you will enter the village of Linford, carry on ahead at mini-roundabout. Over the rail crossing at East Tilbury Station, continuing on Princess Margaret Road into East Tilbury. Bata Mews can be found on the right before entering East Tilbury Village.

For sat nav directions to Bata Mews, please use the postcode RM18 8RH

Contact us

For opening times, prices and availability please contact:

Marketing Suite, Bata Mews, off Princess Margaret Road, East Tilbury, Essex RM18 8RH

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HEXA

HOMES

STYLISH HOMES FOR CONTEMPORARY LIVING