

Two and three-bedroom homes
for Shared Ownership and Private Sale



TYEFIELDS

BASILDON



Find your place to thrive

Welcome to Tyefields, an exciting new community in Basildon offering 26 brand new two- and three-bedroom houses.

Thoughtfully designed for modern living, these homes are available through a mix of private sale and shared ownership, giving you more ways to make your move.

Perfectly placed for everyday convenience, Tyefields is close to excellent local amenities, schools and green spaces, with direct rail links making London just a short journey away.

Whether you're taking your first step onto the property ladder or searching for a new family home, Tyefields offers the chance to be part of a welcoming and well-connected corner of South Essex.

A home designed around you

At Tyefields, every detail has been carefully considered to create homes that are both practical and stylish. Each property benefits from its own private garden and allocated parking with electric vehicle charging points, making everyday life simple and sustainable.

Built to exceed national space standards, these two- and three-bedroom houses provide generous, well-planned layouts, ideal for living, working, and relaxing. Kitchens are fitted with modern, energy efficient appliances, while interiors are finished with durable laminate flooring downstairs and comfortable carpeting to stairs and bedrooms.

Crafted to last with sustainable building techniques, Tyefields offers more than just a home, it's a community.

Set in a peaceful location yet just minutes from Basildon's Festival Leisure Park, Sporting Village, the town centre and fast rail links into London, it's the perfect balance of convenience and tranquillity.



A woman with short brown hair and round glasses is looking upwards with a slight smile. She is wearing a white long-sleeved shirt and a thin necklace. She is standing in a clothing store, surrounded by racks of clothes. In the foreground, there are racks of clothes, including a black and white checkered garment. The background shows more clothing racks and a dark interior.

From casual nights out to weekend shopping trips, Basildon offers the perfect blend of convenience and variety right on your doorstep.

When it comes to food and drink, you'll be spoilt for choice. The nearby Festival Leisure Park is home to popular restaurants, as well as waterfront dining at The Quays. For evenings out, enjoy classic pub dining at The Beehive, cocktails delivered to your door from The Prim & Proper, or a wide selection of cuisines from local favourites including Eyna, Orleto Lounge and The Coriander.



Festival Leisure Park

A place for sport and fitness



If staying active is part of your lifestyle, Tyefields puts you close to some of Pitsea's best sports and leisure facilities. Just a short distance away, Eversley Leisure Centre offers a fantastic range of amenities for all ages and abilities. Recently upgraded, the centre features a large sports hall, modern gym, fitness studios offering a variety of classes, and excellent indoor and outdoor facilities for football, basketball, and other team sports. It's a true hub of activity for the Pitsea community, providing great opportunities to stay fit and connected locally.

For even more choice, you're within easy reach of Basildon Sporting Village, refurbished in 2025 thanks to investment by Basildon Council. This state-of-the-art venue includes an Olympic-size swimming pool, 112-station gym, eight-court sports hall, indoor climbing wall, 400m running track, and extensive athletics facilities.

If you prefer outdoor fun, the Festival Wakeboard and Aqua Park offers water-based adventures with inflatable trampolines and slides, while golf enthusiasts can enjoy nearby clubs such as Basildon Golf Course, host of the PGA East Anglian Open, Langdon Hills Golf & Country Club with its scenic 27-hole course, and The Burstead Golf Club featuring an 18-hole course, driving range, and putting green.

From swimming and climbing to golf, group fitness, and community sports, Pitsea and the surrounding area offer something for everyone, all just a short distance from your doorstep at Tyefields.



Festival Wakeboard Park

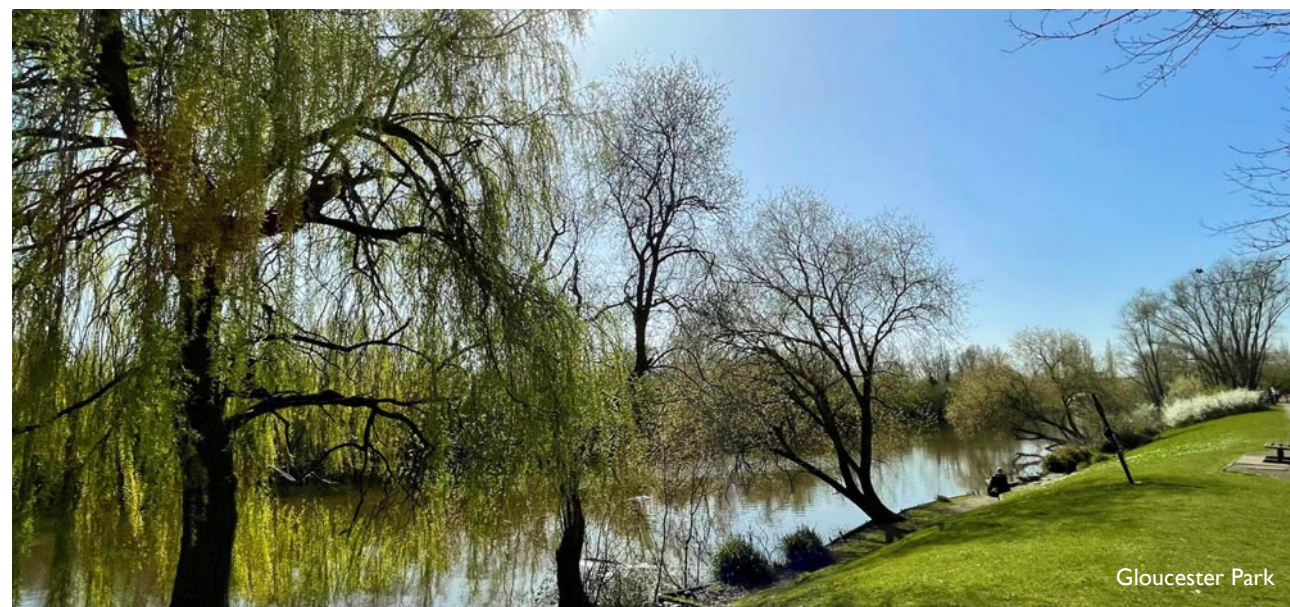


Basildon Sporting Village



A place for fun and family

With so many outdoor spaces, entertainment venues and cultural experiences nearby, Tyefields offers the perfect setting for creating lasting family memories.



Gloucester Park



Wat Tyler Country Park

Tyefields offers an ideal location for family life, surrounded by a wealth of leisure opportunities and outdoor spaces to enjoy. The community is close to some of Basildon's most loved attractions, perfect for days out with the whole family.

Enjoy Gloucester Park, a beautiful green space with walking routes, fishing lakes or the nearby Basildon Sporting Village. For more outdoor adventures, Wat Tyler Country Park offers 125 acres of country walks, wildlife spotting and an adventure play area for children, while the Langdon Nature Discovery Centre, Essex Wildlife Trust's largest inland nature reserve, features the hugely popular Peter Rabbit Woodland Trail.

For family entertainment, Basildon delivers variety. You'll find a 10-screen Vue Cinema and Cineworld, including IMAX 3D experiences. The Hollywood Bowl offers 26 ten-pin bowling lanes, an American-style diner, and a vibrant bar. For something different, Go-Karting Basildon features a multi-level track with petrol go-karts, including family-friendly sessions. Meanwhile, the Towngate Theatre hosts a rich programme of drama, musicals, comedy, concerts and an annual pantomime.

Recent and upcoming investments further enhance the family-friendly appeal of Basildon. The council has secured over £16 million in infrastructure funding supporting the development of new community facilities and enhancements to existing ones, including leisure and recreational spaces. f



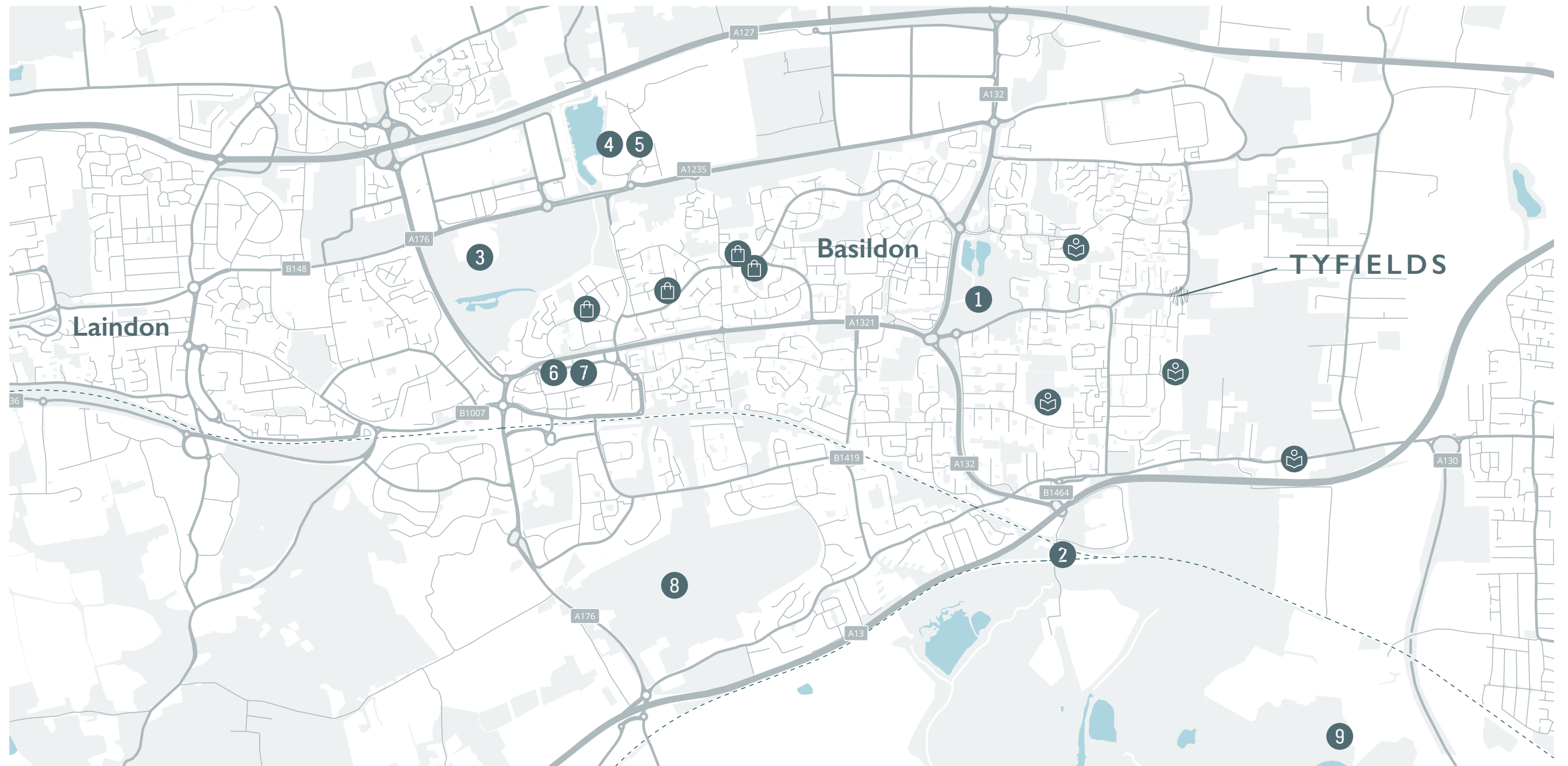
Fenchurch Street Station: 39 mins
Oxford Circus: 62 mins
Canary Wharf DLR: 51 mins

London in 39 minutes

Pitsea, Essex

Whether you commute or simply want to enjoy a day out in London, you can be in the capital in next to no time. Pitsea rail station is about a ~~XX~~-minute walk from Tyefields and regular trains can whisk you to Fenchurch Street in only 39 minutes.

From Fenchurch Street, you can quickly reach many parts of the city. You can access Circle and District line services at the nearby Tower Hill Underground Station or hop on the Docklands Light Railway at Tower Hill Gateway DLR Station. With single tickets to Fenchurch Street starting from under £8, you'll be able to enjoy all London has to offer without the expense of living there.



But it's not
all about
London

Tyfields has
everything on the
doorstep

Key



Schools



Convenience stores

By foot

1 Northants Park X min

2 Pitsea Train Station X min

By car / bus

3 Basildon Sporting Village X min

4 Festival Leisure Park X min

5 Hollywood Bowl X min

6 Basildon Town Centre X min

7 Vue Cinema X min

8 Basildon Golf Course X min

9 Wat Tyler Centre X min

Brentwood X min

Chelmsford X min

Hanningfield Reservoir X min

London Southend Airport X min

Southend-on-Sea X min



A place you'll be proud to call home

At Tyefields, you can choose from a selection of thoughtfully designed two and three-bedroom homes, offering the perfect balance of comfort and style. Every property is built to exacting modern standards, with high-quality finishes and sustainable construction methods.

Designed to foster a strong sense of community, Tyefields is more than just a place to live - it's a place you'll be proud to call home.



Kitchen

- Gallery Premium Symphony kitchen cabinets and doors in gloss dusk grey
- White Cosentino Quartz work surfaces and upstands
- Carron Phoenix sink with chrome single lever tap
- Electrolux single oven
- Electrolux ceramic hob
- Electrolux Canopy extractor
- Electrolux Integrated fridge/freezer
- Electrolux Integrated dishwasher
- Electrolux Integrated washer dryer machine



Bathroom and WC

- Ideal Standard bath with white gloss bath panel
- Ideal Standard glass square top two panel bath screen
- Ideal Standard Thermostatic bath/shower mixer
- Ideal Standard white integrated basin and pedestal with Ideal Standard mixer
- Ideal Standard close-coupled dual flush cistern and soft close toilet seat

Interior Finishes

- Brilliant white matt paint to ceiling, walls and doors
- 600 X 600mm Nicholls & Clarke bone floor tiles to bathroom and WC
- 300 X 600mm Nicholls & Clarke bone wall tiles to bathroom and WC
- Cottage style vertical panel internal doors
- Carlisle Brass polished chrome & satin nickel hardware to doors
- Laminate Miami oak effect vinyl tile flooring to kitchen, living, dining and hallway
- New Elford buff carpet throughout bedrooms, stairs and landing



Find your place

The Poppy
Plots 1 & 8

The Daisy
Plots 2, 3, 6 & 7

The Bluebell
Plots 4 & 5

The Cornflower
Plot 9

The Buttercup
Plots 10 & 11

The Foxglove
Plot 12

The Harebell
Plots 13, 18 & 21

The Campion
Plots 14, 17 & 20

The Cowslip
Plots 15, 16 & 19

The Sorrel
Plot 22

The Primrose
Plots 23, 24 & 25

The Marigold
Plot 26



For illustrative purposes only

The Poppy

Two bedroom semi-detached home

Internal area: 88.07m² / 947.98ft²



Plots 1 & 8

Living Room
4.9m x 3.4m
16'10" x 11'19"

Kitchen/ Dining
4.9m x 2.8m
16'10" x 9'28"

Bedroom 1
4.6m x 2.9m
15'28" x 9'61"

Bedroom 2
4.6m x 3.3m
15'30" x 10'78"

Key: **FF** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage



For illustrative purposes only

The Daisy

Two bedroom semi-detached home

Internal area: 88.07 m² / 947.98 ft²



Plots 2, 3, 6 & 7

Living Room
4.9m x 3.4m
16'10" x 11'19"

Kitchen/ Dining
4.9m x 2.8m
16'10" x 9'28"

Bedroom 1
4.6m x 2.9m
15'28" x 9'61"

Bedroom 2
4.6m x 3.3m
15'30" x 10'78"

Key: **FF** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

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The Bluebell

Two bedroom semi-detached home

Internal area: 87.42 m² / 940.98 ft²



Plots 4 & 5

Living Room
4.4m x 3.4m
14'55" x 11'19"

Kitchen/ Dining
4.4m x 2.8m
14'55" x 9'28"

Bedroom 1
4.6m x 2.9m
15'28" x 9'61"

Bedroom 2
4.6m x 3.3m
15'30" x 10'78"

Key: **FF** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

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The Cornflower

Two bedroom semi-detached home

Internal area: 89.014 m² / 958.09 ft²



Plot 9

Living Room
5m x 3.4m
16'35" x 11'16"

Kitchen/ Dining
5m x 2.8m
16'35" x 9'28"

Bedroom 1
4.6m x 2.9m
15'31" x 9'61"

Bedroom 2
4.6m x 3.3m
15'31" x 10'86"

Key: **FF** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

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The Buttercup

Two bedroom semi-detached home

Internal area: 88.27 m² / 950.35 ft²



Key: **F/F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

Plots 10 & 11

Living Room:
4.9m x 3.4m
16'22" x 11'16"

Kitchen/ Dining:
4.9m x 2.8m
16'22" x 9'28"

Bedroom 1
4.6m x 2.9m
15'28" x 9'61"

Bedroom 2
4.6m x 3.3m
15'28" x 10'86"

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The Foxglove

Two bedroom semi-detached home

Internal area: 87.74 m² / 944.37 ft²



Key: **F/F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

Plot 12

Living Room:
4.4m x 3.4m
14'51" x 11'25"

Kitchen/ Dining:
4.4m x 2.8m
14'51" x 9'23"

Bedroom 1
4.6m x 2.8m
15'30" x 9'39"

Bedroom 2
4.6m x 3.3m
15'30" x 11'08"

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The Harebell

Two bedroom semi-detached home

Internal area: 88.21 m² / 949.49 ft²



Plots 13, 18 & 21

Living Room:
4.4m x 3.4m
14'70" x 11'16"

Kitchen/ Dining:
4.4m x 2.8m
14'70" x 9'28"

Bedroom 1
4.9m x 2.9m
16'26" x 9'61"

Bedroom 2
4.9m x 3.3m
16'26" x 10'86"

Key: **FF** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

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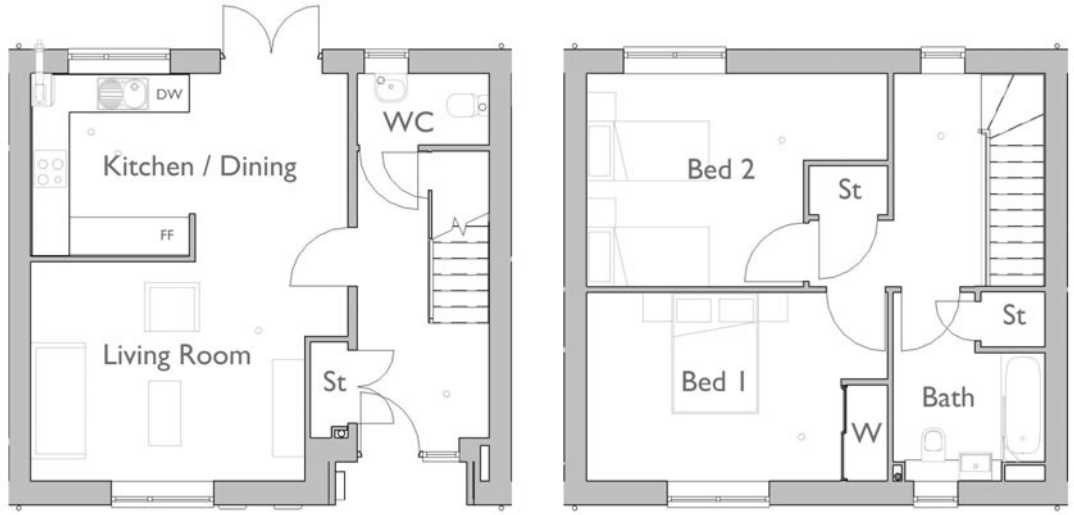


For illustrative purposes only

The Champion

Two bedroom semi-detached home

Internal area: 88.347 m² / 951.23 ft²



Plots 14, 17 & 20

Living Room
4.9m x 3.4m
16'19" x 11'16"

Kitchen/ Dining
4.9m x 2.8m
16'19" x 9'28"

Bedroom 1
4.7m x 2.9m
15'34" x 9'61"

Bedroom 2
4.7m x 3.3m
15'34" x 10'86"

Key: **FF** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

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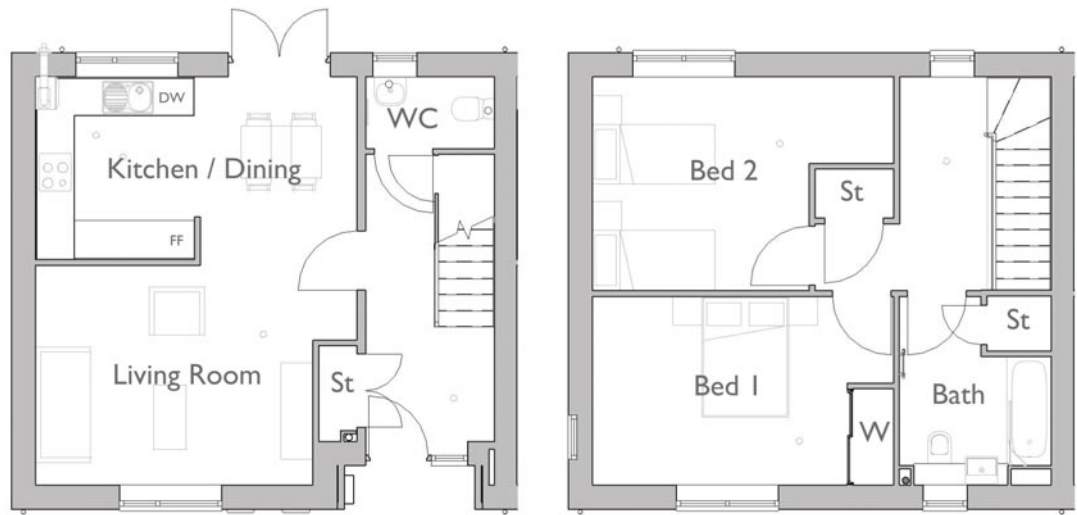


For illustrative purposes only

The Cowslip

Two bedroom semi-detached home

Internal area: 88.219 m² / 949.59 ft²



Plots 15, 16 & 19

Living Room

4.9m x 3.4m
16'35" x 11'16"

Kitchen/ Dining

4.9m x 2.8m
16'35" x 9'28"

Bedroom 1

4.7m x 2.9m
15'32" x 9'61"

Bedroom 2

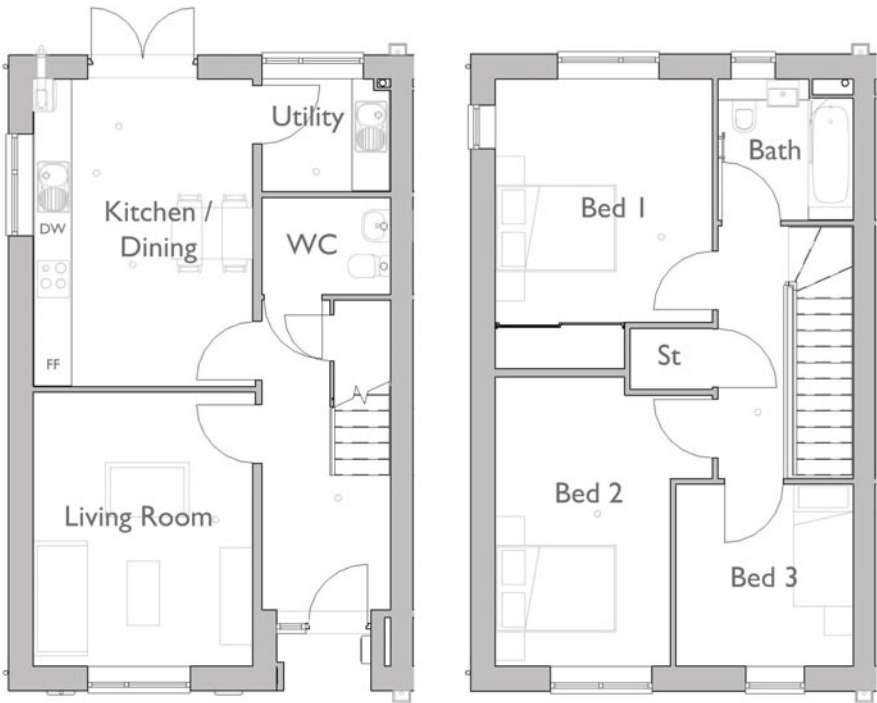
4.7m x 3.3m
15'32" x 10'86"

Key: **F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

The Sorrel

Three bedroom semi-detached home

Internal area: 99.67 m² / 1,072.84 ft²



Plot 22

Living Room

3.5m x 4.3m
11'31" x 14'13"

Kitchen/ Dining

3.5m x 4.8m
11'31" x 15'80"

Bedroom 1

3.4m x 4.5m
11'19" x 14'90"

Bedroom 2

3.4m x 4.5m
11'19" x 14'91"

Bedroom 3

2.7m x 2.9m
9'00" x 9'43"

Key: **F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

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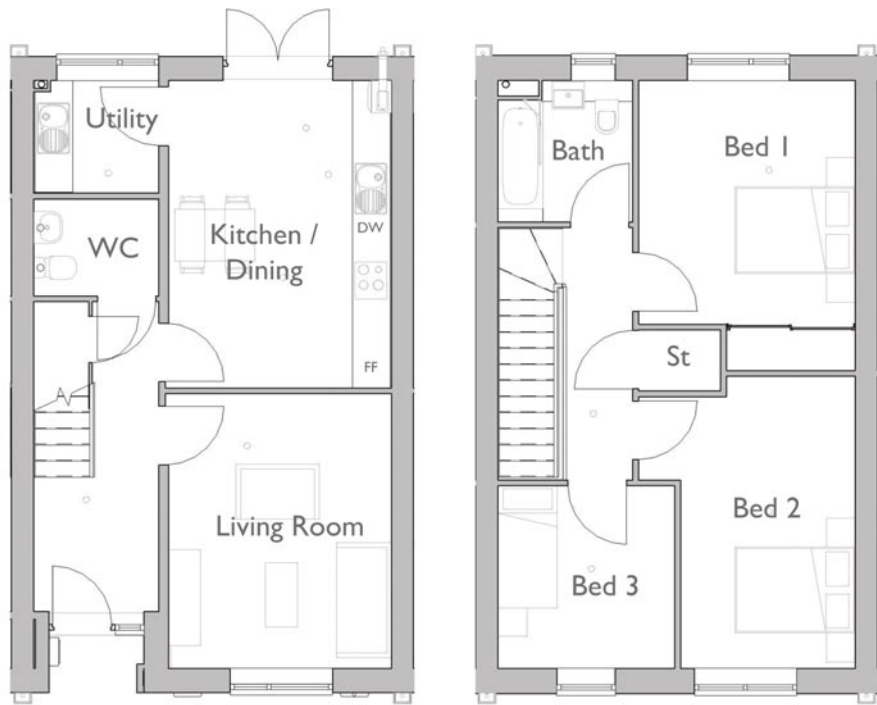


For illustrative purposes only

The Primrose

Three bedroom
semi-detached home

Internal area: 99.67 m² / 1,072.84 ft²



Plots 23, 24 & 25

Living Room

3.5m x 4.3m
11'39" x 14'02"

Kitchen/ Dining

3.5m x 4.8m
11'39" x 15'58"

Bedroom 1

3.4m x 4.5m
11'07" x 14'79"

Bedroom 2

3.4m x 4.5m
11'07" x 14'60"

Bedroom 3

2.7m x 2.9m
9'00" x 9'32"

Key: **F/F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

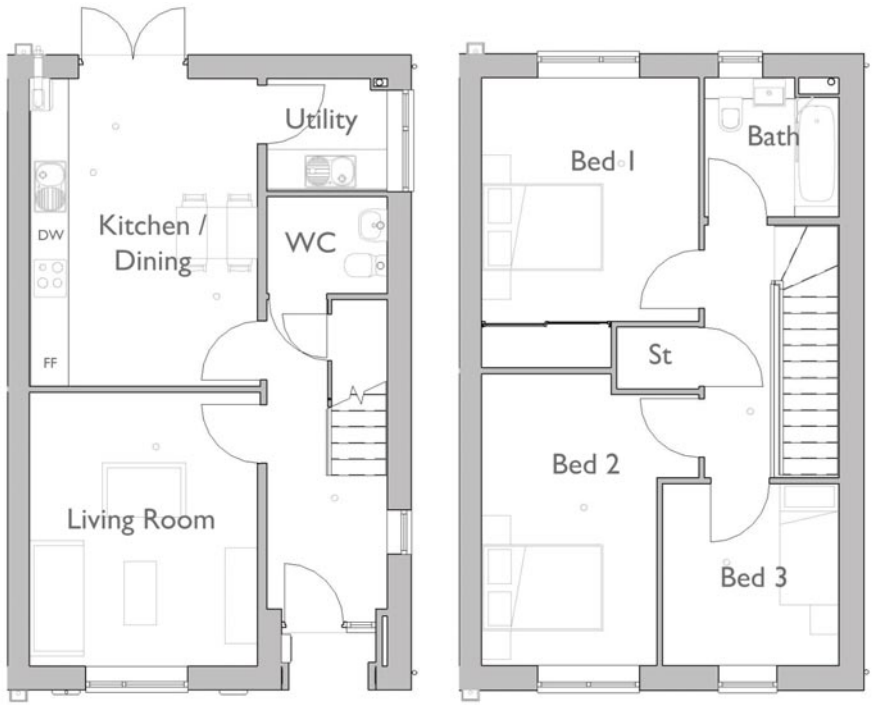


For illustrative purposes only

The Marigold

Three bedroom
semi-detached home

Internal area: 99.67 m² / 1,072.84 ft²



Plot 26

Living Room

3.5m x 4.3m
11'59" x 14'02"

Kitchen/ Dining

3.5m x 4.8m
11'59" x 15'68"

Bedroom 1

3.4m x 4.5m
11'07" x 14'79"

Bedroom 2

3.4m x 4.5m
11'07" x 14'91"

Bedroom 3

2.7m x 2.8m
9'00" x 9'32"

Key: **F/F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

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Ribbon cutting at the launch of Ghyllgrove Place

About Sempra Homes

Sempra Homes offers something for everyone, from singles and couples looking to buy their first home, to families looking for that much-needed extra space, as well as those looking to downsize and enjoy their retirement with the comforts and security that new build homes offer.

As a buyer of a Sempra home you will have peace of mind, in the knowledge that Sempra Homes has a vested interest in the future of the local environment.

We put our customers first

When it comes to after-sales, we take ongoing customer satisfaction very seriously and are committed to maintaining our homes to the exacting standards that our buyers expect of us - for years to come.



building a brighter future...



www.sempurahomes.co.uk

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