



SADDLERS LEA

NEWMARKET

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



SADDLERS LEA

THE PERFECT SUFFOLK ESCAPE

If you are looking for the best of all worlds, Saddlers Lea in Newmarket is a commuters' paradise, providing you with an enviable balance of city and country living. Our latest development is home to a selection of elegant properties, designed to complement their unique surroundings and includes the retention of existing paddock hedgerows to reflect the area's outstanding horse racing heritage.

Choose from a broad range of 3, 4 and 5 bedroom detached, semi-detached, terraced homes and townhouses that sit around open green spaces – ideal for first time buyers, growing families and downsizers. If you wish to travel to Cambridge, the capital or beyond, for work or for pleasure, an established transport network allows you to do so with ease.



Photography from a previous CALA development



Stock photography



Local area photography







BUYING NEW IS BETTER WITH CALA



CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



MOVE CHAIN-FREE

Our 100% Part Exchange* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit cala.co.uk/part-exchange



MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates**.



SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



ALL THE MOD CONS

Quality built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



MORE LIGHT AND SPACE

Our Light and Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.



CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit cala.co.uk/terms. **Source: The NHBC Foundation 2016.



Photography from a previous CALA development



Stock photography



SERVICE WITH A WIDE RANGE OF SMILES

Quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true. Here are just some of the many happy comments we've received from CALA homeowners:



"We liked the small bespoke feel of the development and it's in an excellent location, especially as I have to commute into North London. We reserved our new five-bedroom home straightaway because of the impressive high specification and attention to detail that was evident throughout."

**TONY AND JULIE DEAR, PURCHASERS AT THE PAVILIONS,
RICKLING GREEN, ESSEX**

"We can truly say it's been a faultless process from start to finish. The house is of such a high standard and the team at CALA have been incredible - so responsive and friendly every step of the way. They went out of their way to make the move seamless, from the Part Exchange service to letting us stay in our old home until we were able to move together as a family. We cannot recommend CALA enough, and have already told our friends and family about our stress-free home move."

**RICHARD AND RUTH HARRISON, PURCHASERS AT WYCHBURY FIELDS,
HAGLEY, WORCESTERSHIRE**



PERFECT HOMES IN PERFECT PLACES

Matt Evans and Nikki Price, who lived in London for six years, made the decision to relocate out of the capital two years ago, focussing their move on the Haddenham area. Unable to find a property they liked at the time, the couple rented in the village, waiting for the right property to come along.

Matt, who works in technology, and Nikki, who works for a retailer, used the Government-backed Help to Buy scheme to purchase their dream home at Aspen Park.

Matt comments: "As first-time buyers, we'd done our research into schemes available to help us onto the property ladder and into our perfect home, and the Help to Buy scheme had always been an attractive option to us. The scheme helped us to budget and understand what we could afford, and it seemed like a no-brainer to take advantage of it. Thanks to the scheme, we've been able to purchase a four-bedroom semi-detached home, offering plenty of space for myself, Nikki and our Labrador, Monty, but also allowing us space to grow."

MATT EVANS AND NIKKI PRICE AT ASPEN PARK, HADDENHAM



A WRONG TURN AND RIGHT MOVE

It's not every day a wrong turn leads to your dream home, but that was the reality for Femi and Esther Oladokun from north east Lancashire. On their way to Peterborough to look for a rental apartment one weekend, they ended up purchasing a brand new five-bedroom home at The Mallards in Hampton Vale.

Femi said: "We are completely new to the area and Esther's new job meant we needed to find accommodation straightaway, so we thought that looking for a place to rent would be our only option. We visited the sales centre at The Mallards and the sales team were extremely helpful. CALA's 100% Part Exchange scheme gave us the opportunity to secure our home without the headache of selling our existing property."

FEMI AND ESTHER OLADOKUN, PURCHASERS AT THE MALLARDS, HAMPTON VALE, PETERBOROUGH



Local area photography



NEWMARKET

A SETTING THAT'S STRIDES AHEAD

The bustling Suffolk town of Newmarket enjoys an idyllic setting close to the Cambridgeshire border, just 15 miles north east of Cambridge and 17 miles west of Bury St Edmunds.

This breathtaking countryside location prides itself in being the birthplace and global centre of thoroughbred horseracing. Two large racetracks and over 50 specialist training stables have created one of the most extensive and prestigious training, racing, health and breeding centres in the world, with Queen Elizabeth II visiting the town frequently to watch her own thoroughbreds in training.

Newmarket is not simply the 'Home of Horseracing', you can become part of a thriving community with a host of one-of-a-kind restaurants, coffee shops, bars and boutiques. Enjoy the convenience of Waitrose and Tesco Extra, offering practical local options for food shopping and everyday necessities.

If you have an interest in health and wellbeing, you'll find a swimming pool and fitness classes just minutes away at Newmarket Leisure Centre, or perfect your game within stunning surroundings at Links or Royal Worlington & Newmarket golf clubs.

Palace House, the National Heritage Centre for Horse racing and Sporting Art, holds three attractions - the National Horse Racing Museum, the National Gallery

of British Sporting Art, and Retraining of Horses. It also features a superb on-site restaurant. Sample the latest culinary delights at The Tack Room, where you can enjoy an array of local seasonal produce and experience both indoor and al fresco dining.

There are acres of parkland, woods, lakes and canals to discover at the award-winning Chippenham Park Gardens. Created at the end of the 17th century, this could be a first choice for fresh air and fun for all the family.

For times when a touch of self-pampering is required, you should look no further than Bedford Lodge Hotel & Spa on the outskirts of Newmarket. Lose yourself within 3 acres of grounds, or take advantage of their latest tempting treatments.

Selecting the right school for your children is a high priority and Newmarket has a wide range of educational establishments that have been OFSTED rated as 'good'. Exning Primary, Laureate Community Academy, Paddock Primary and St Louis Catholic Academy all lie within 2 miles of Saddlers Lea. For secondary education, choose from Newmarket Academy, Soham College, Bottisham Village College and the independent Landmark International School.



CONNECTED THROUGHOUT THE HOME COUNTIES AND BEYOND

Whether you're discovering the local area or travelling for work, you can benefit from Newmarket's excellent transport infrastructure. The nearby A14 trunk road allows you to reach Cambridge, Ely or Bury St Edmunds in approximately 30 minutes.

Newmarket train station is less than 3 miles from Saddlers Lea, providing frequent services throughout the region. Journey into Cambridge in around 22 minutes, Ipswich in just under an hour or reach London King's Cross in 1 hour and 45 minutes.

If you wish to travel further afield, London Stansted Airport is less than 35 miles away.

Distances and journey times are approximate and are taken from Google Maps and theaa.com



SADDLERS LEA THE DEVELOPMENT



THE HURLEY
5 BEDROOM TOWNHOUSE WITH INTEGRAL GARAGE
PLOTS 35-42

THE LODTHORPE
4 BEDROOM TOWNHOUSE WITH INTEGRAL GARAGE
PLOTS 31-34, 43 & 44

THE NESSVALE
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 71 & 78

THE OATVALE
4 BEDROOM DETACHED HOME WITH STUDY AND GARAGE
PLOTS 1, 8, 9, 56, 57, 60, 61, 64, 70 & 79

THE GOSFIELD
3 BEDROOM SEMI-DETACHED HOME
PLOT 46

THE HURWICK
3 BEDROOM SEMI-DETACHED HOME
PLOT 45

THE ICKHURST
3 BEDROOM SEMI-DETACHED HOME WITH GARAGE
PLOTS 2, 3, 6, 7, 10, 11, 58 & 59

THE JENHURST
3 BEDROOM SEMI-DETACHED HOME WITH STUDY AND GARAGE
PLOTS 4, 5, 54, 55, 62, 63, 66-69 & 72-77

THE KISWICK
3 BEDROOM DETACHED HOME
PLOTS 12, 53 & 65

AFFORDABLE HOUSING

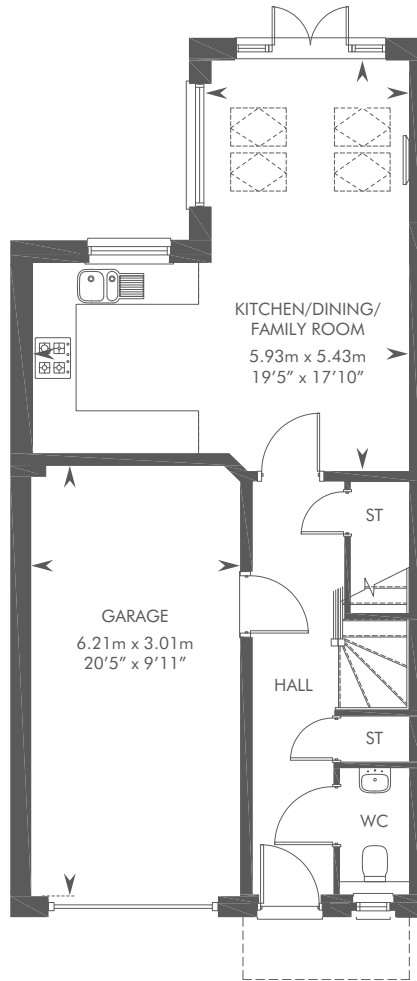


THE HURLEY

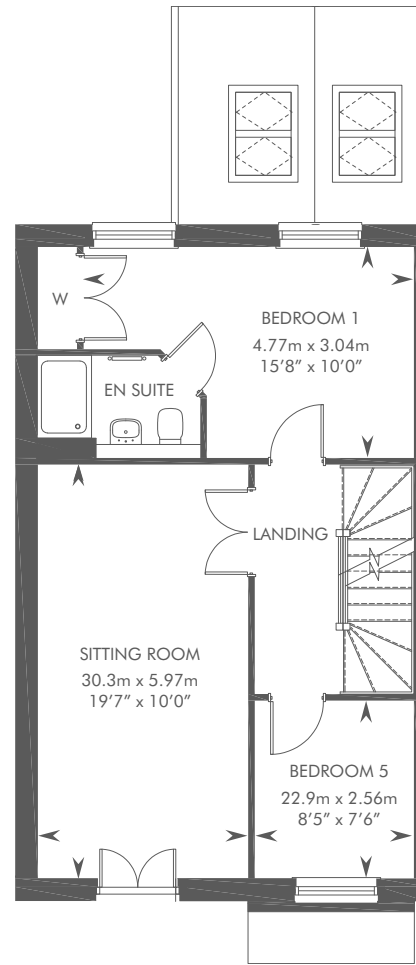
5 BEDROOM TOWNHOUSE WITH INTEGRAL GARAGE



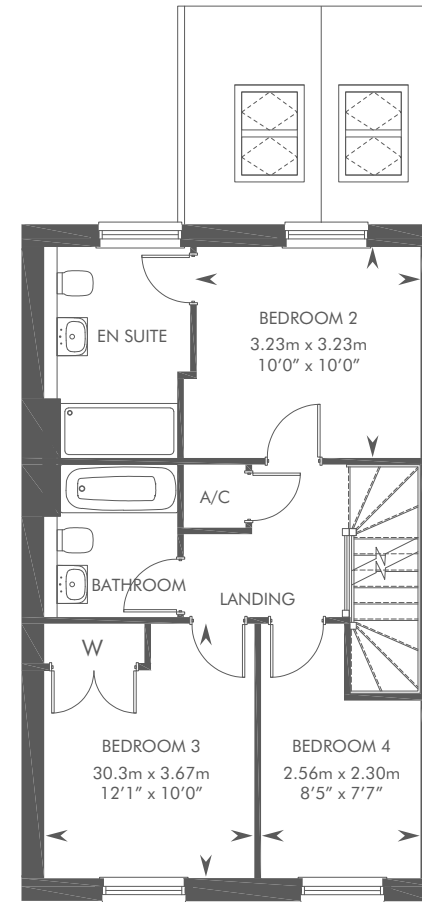
THE HURLEY
 PLOTS 35, 36, 37 & 38 – AS SHOWN
 PLOTS 39, 40, 41 & 42 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Window to stairs plot 38 & 39 only

Window to stairs plot 38 & 39 only

Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.  Roof light.

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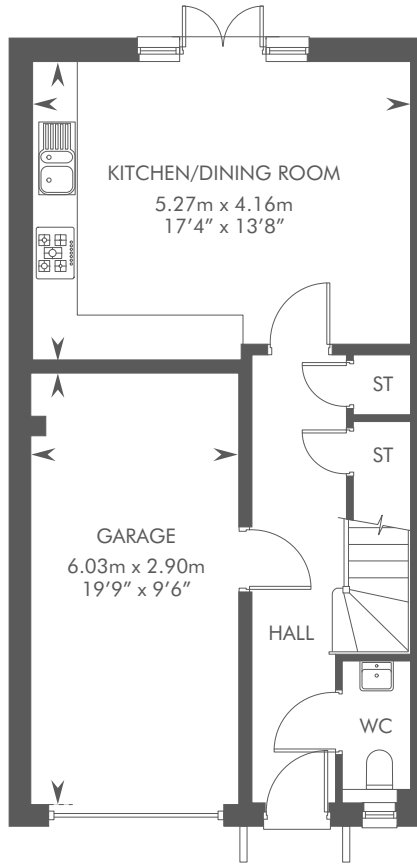
Computer generated image - The Lodthorpe

THE LODTHORPE

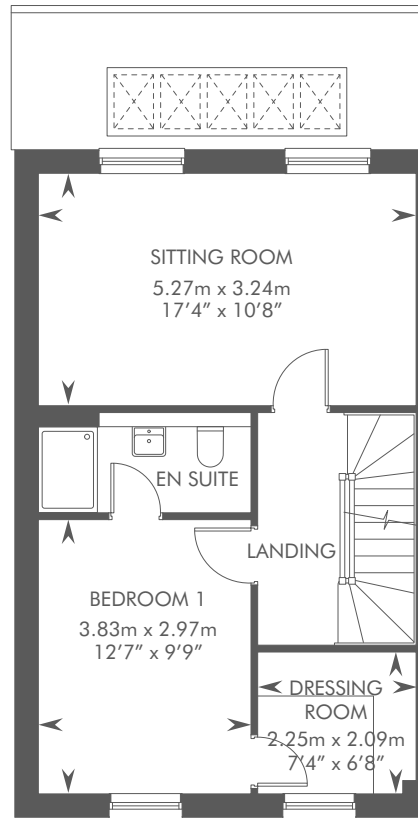
4 BEDROOM TOWNHOUSE WITH INTEGRAL GARAGE



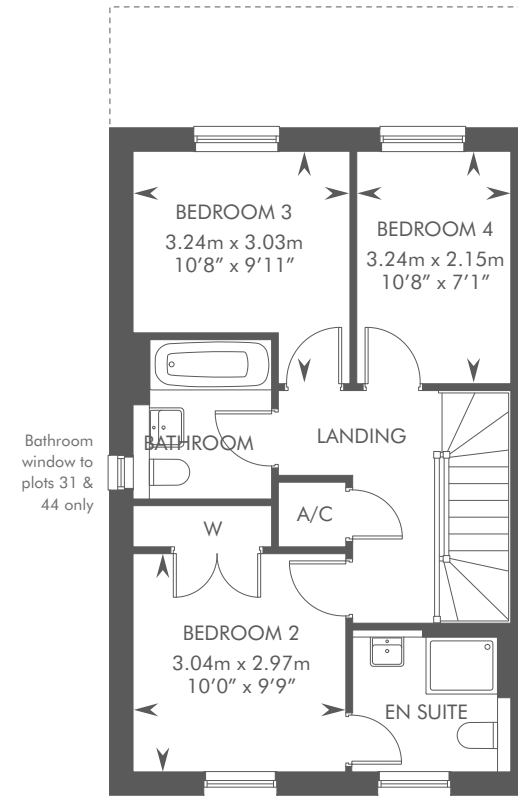
THE LODTHORPE
 PLOTS 31, 32, 33 & 34 – AS SHOWN
 PLOTS 43 & 44 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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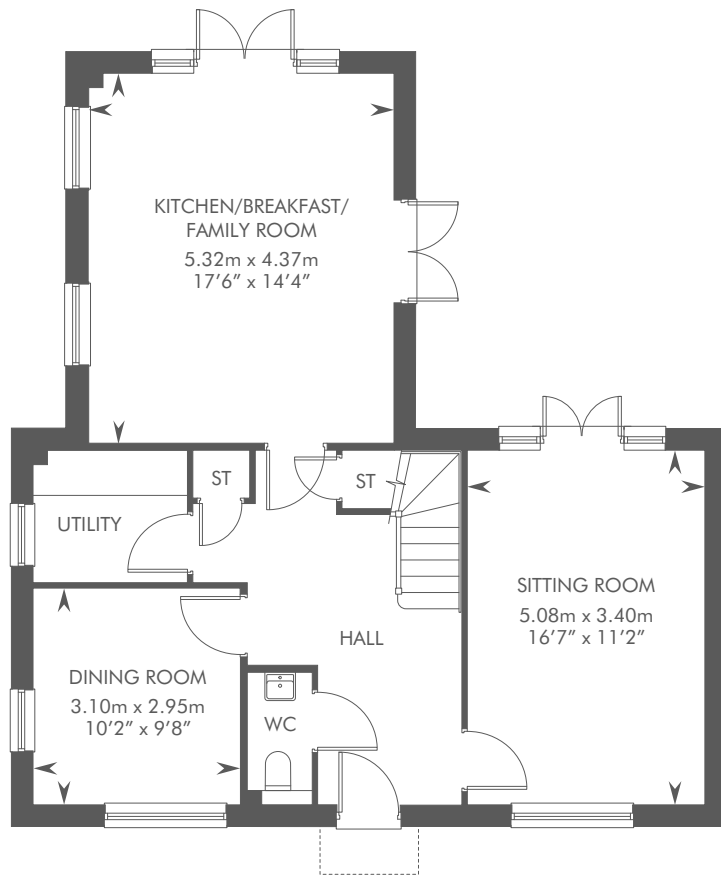
Computer generated image - The Nessvale

THE NESSVALE

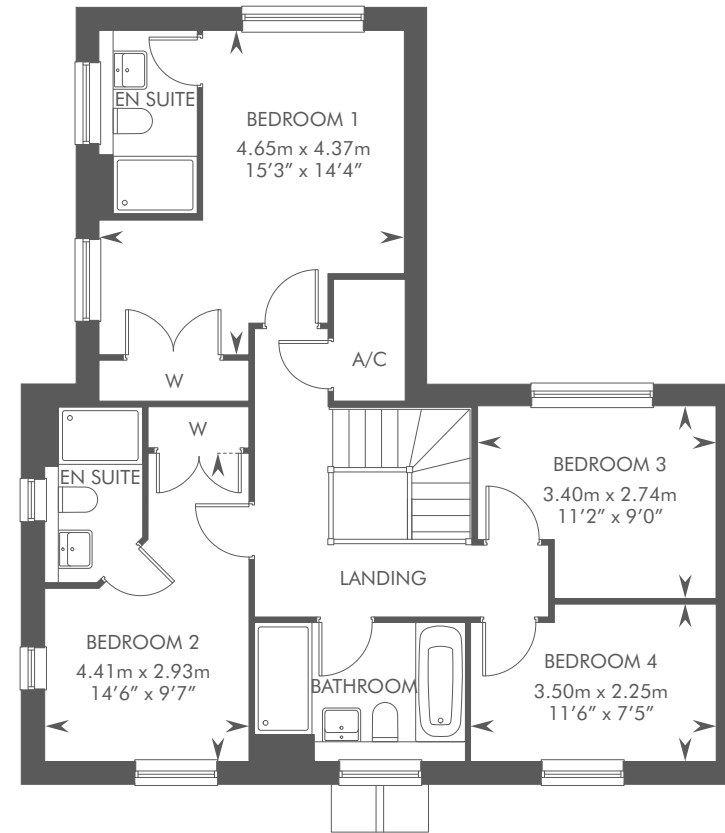
4 BEDROOM DETACHED HOME WITH GARAGE



THE NESSVALE
PLOTS 71 & 78 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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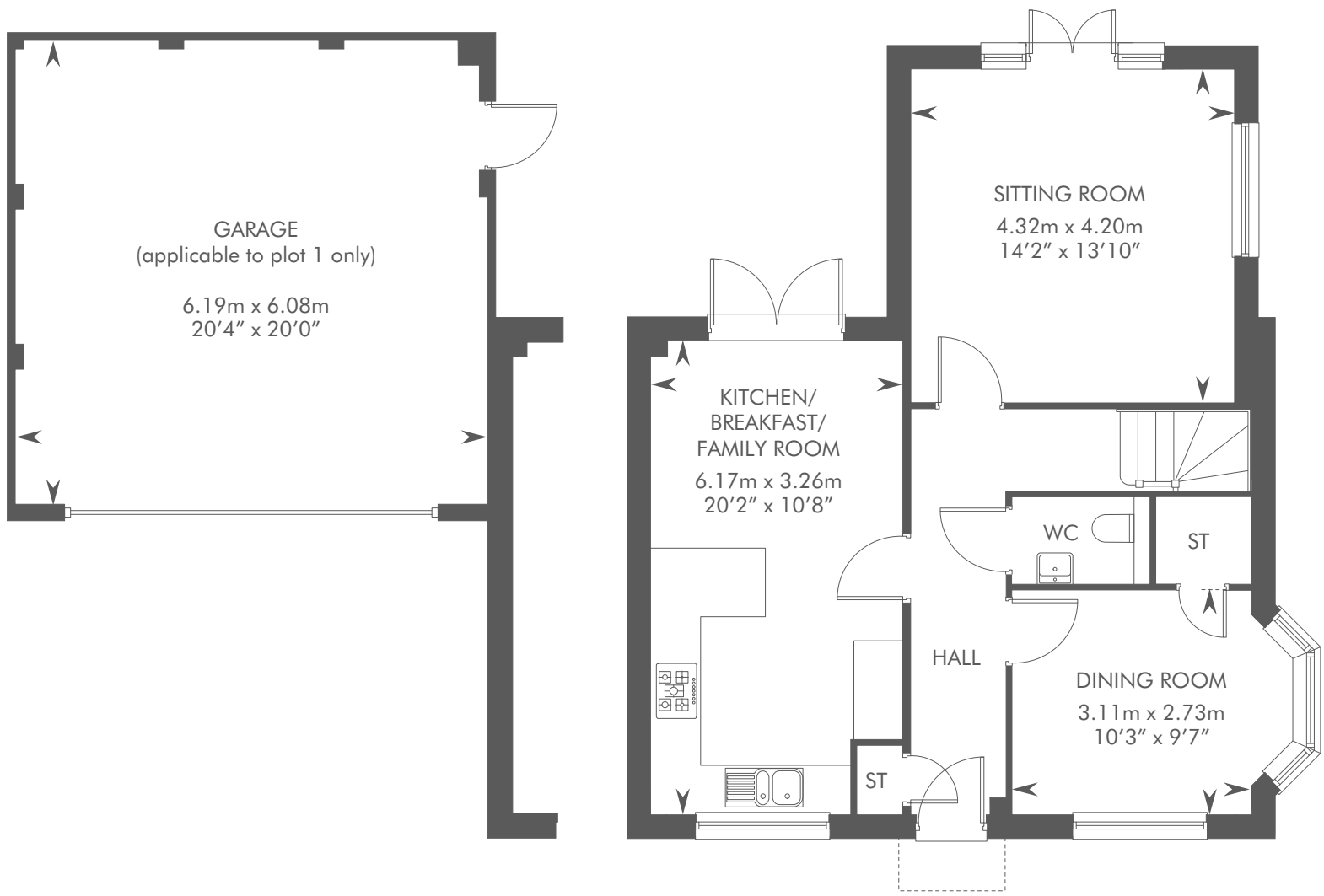


THE OATVALE

4 BEDROOM DETACHED HOME WITH STUDY AND GARAGE

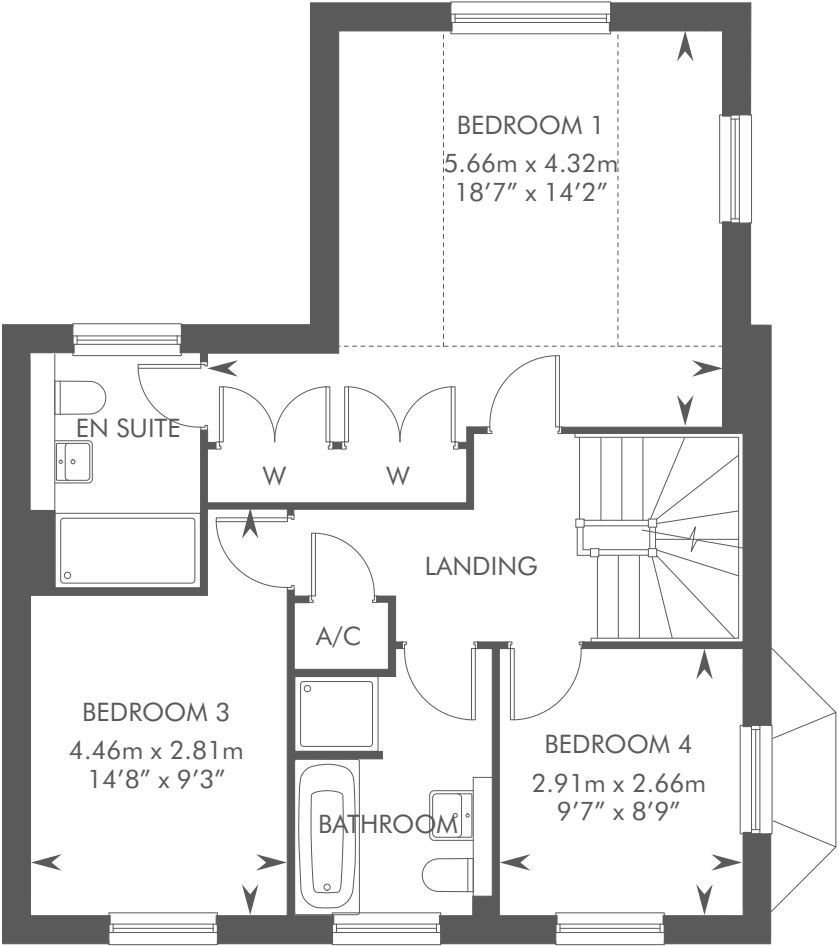


THE OATVALE
PLOTS 1, 8, 56, 60, 70 & 79 – AS SHOWN
PLOTS 9, 57, 61 & 64 – HANDED



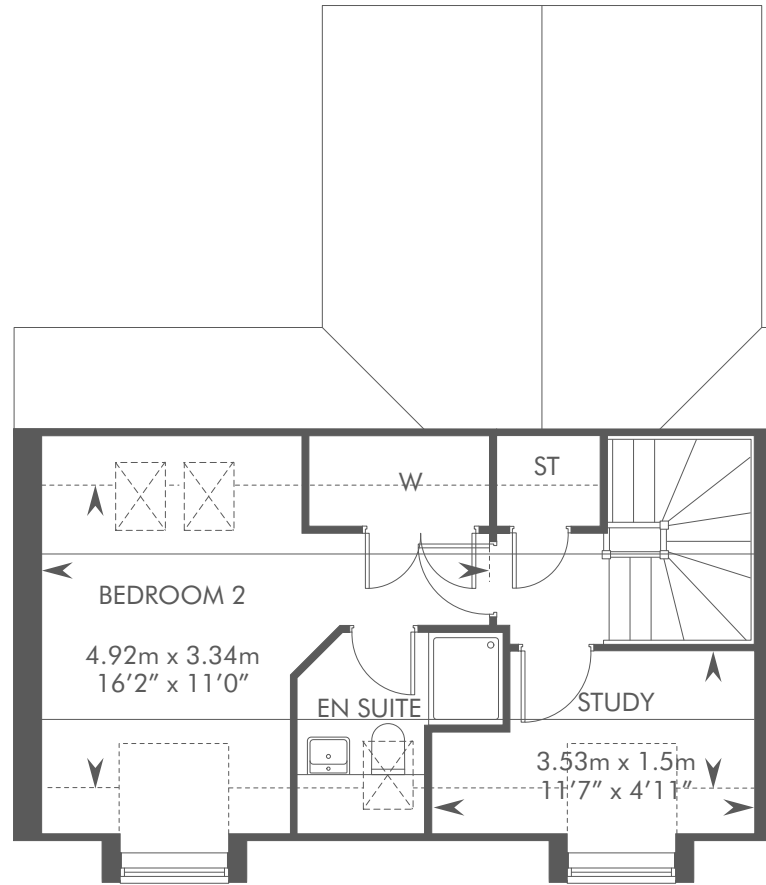
GROUND FLOOR

THE OATVALE
PLOTS 1, 8, 56, 60, 70 & 79 – AS SHOWN
PLOTS 9, 57, 61 & 64 – HANDED



FIRST FLOOR

THE OATVALE
PLOTS 1, 8, 56, 60, 70 & 79 – AS SHOWN
PLOTS 9, 57, 61 & 64 – HANDED



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1500mm ceiling height. Solid thin line denotes extent of full height ceiling.
Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. ☒: Roof light.

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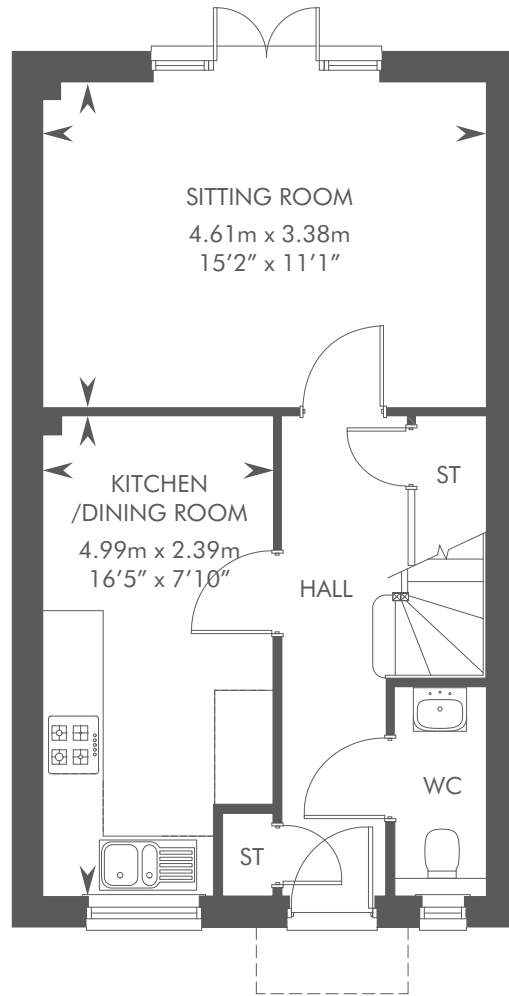




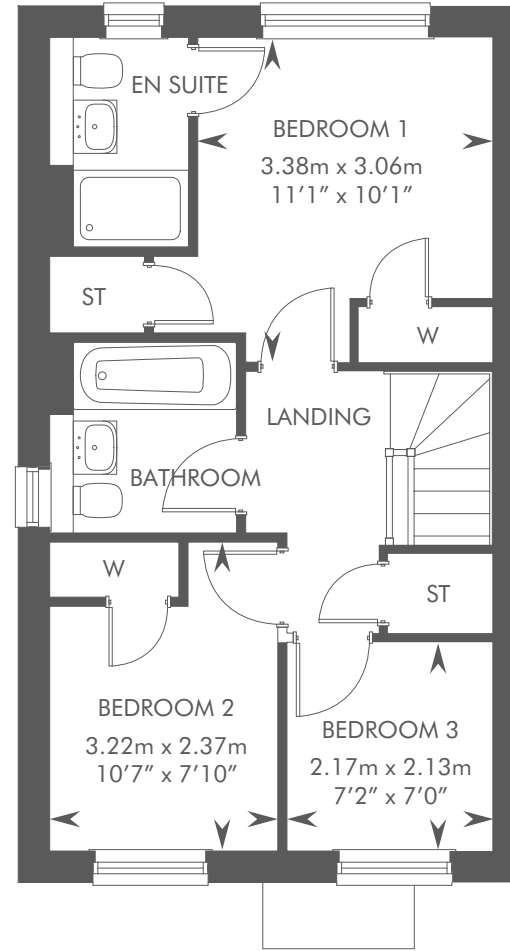
THE GOSFIELD

3 BEDROOM SEMI-DETACHED HOME





GROUND FLOOR



FIRST FLOOR

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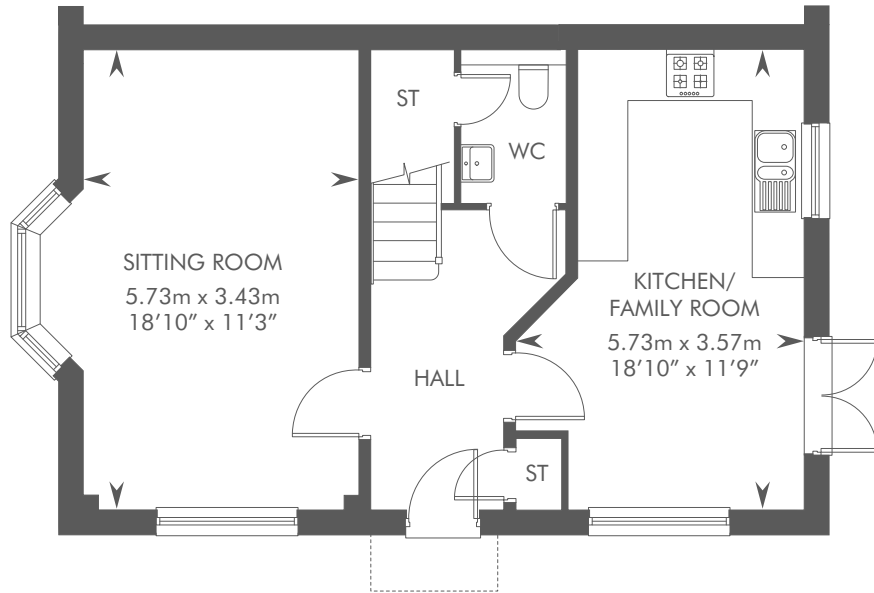


Computer generated image - The Hurwick

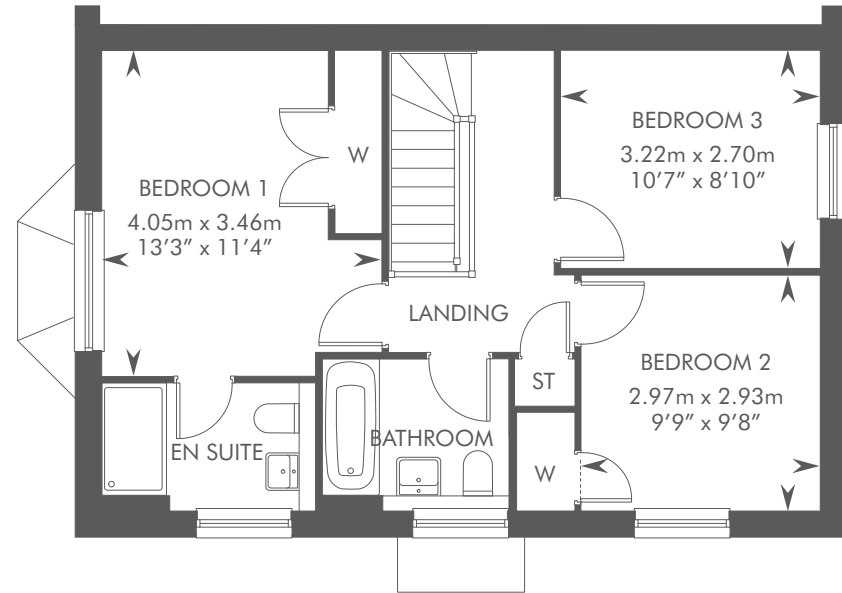
THE HURWICK

3 BEDROOM SEMI-DETACHED HOME





GROUND FLOOR



FIRST FLOOR

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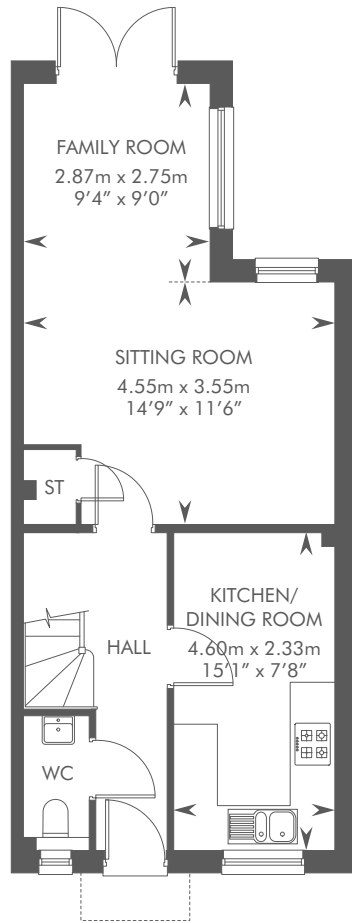
Computer generated image - The Ickhurst

THE ICKHURST

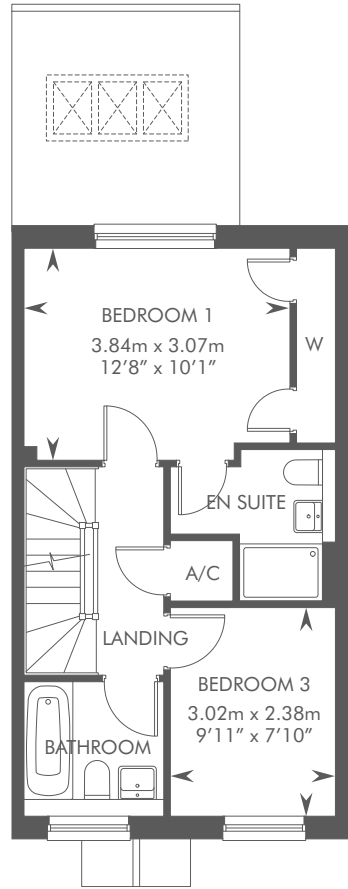
3 BEDROOM SEMI-DETACHED HOME WITH GARAGE



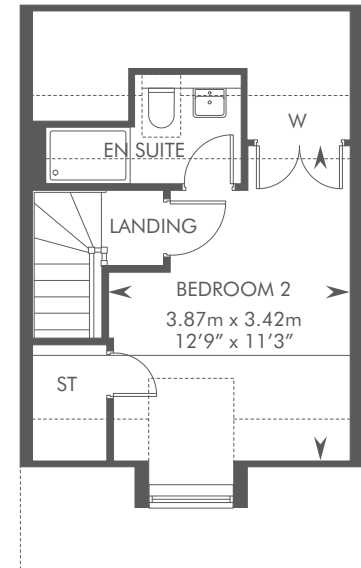
THE ICKHURST
 PLOTS 2, 7, 11 & 59 – AS SHOWN
 PLOTS 3, 6, 10 & 58 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. ☒: Roof light.

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Computer generated image - The Jenhurst

THE JENHURST

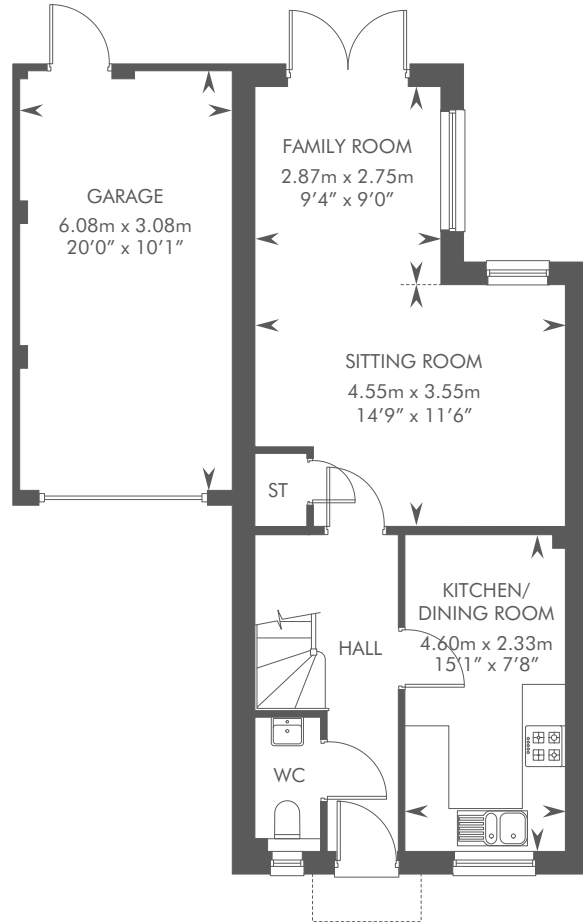
3 BEDROOM SEMI-DETACHED HOME WITH STUDY AND GARAGE



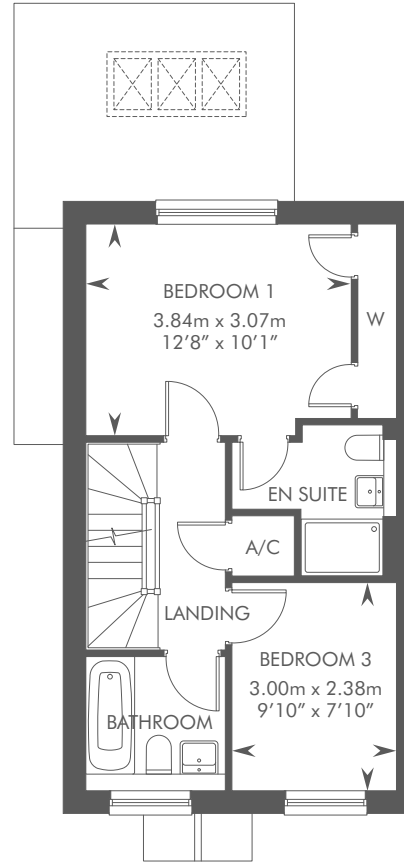
THE JENHURST

PLOTS 5, 54, 62, 66, 68, 72, 74 & 76 – AS SHOWN

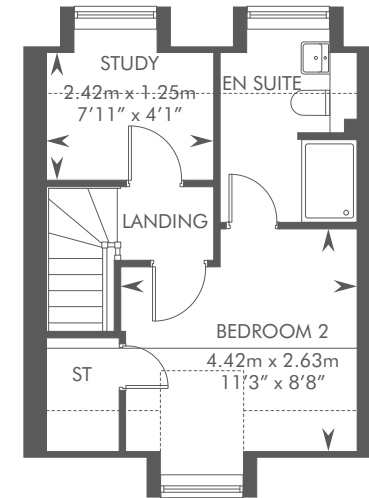
PLOTS 4, 55, 63, 67, 69, 73, 75 & 77 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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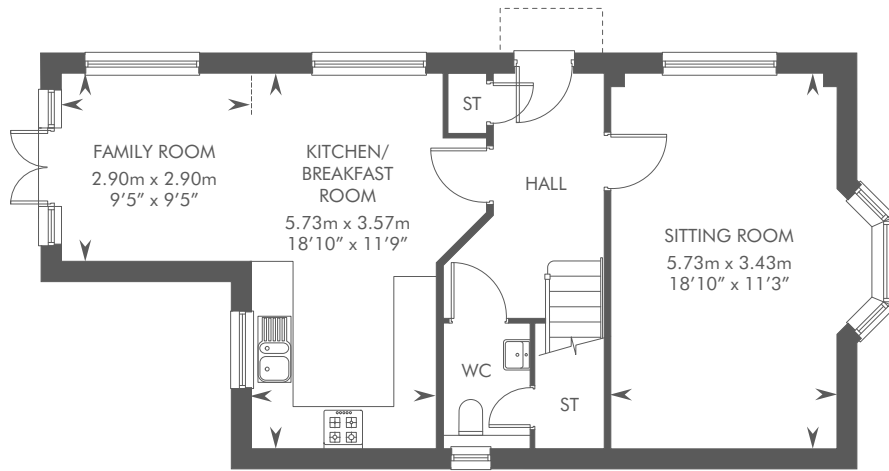


THE KISWICK

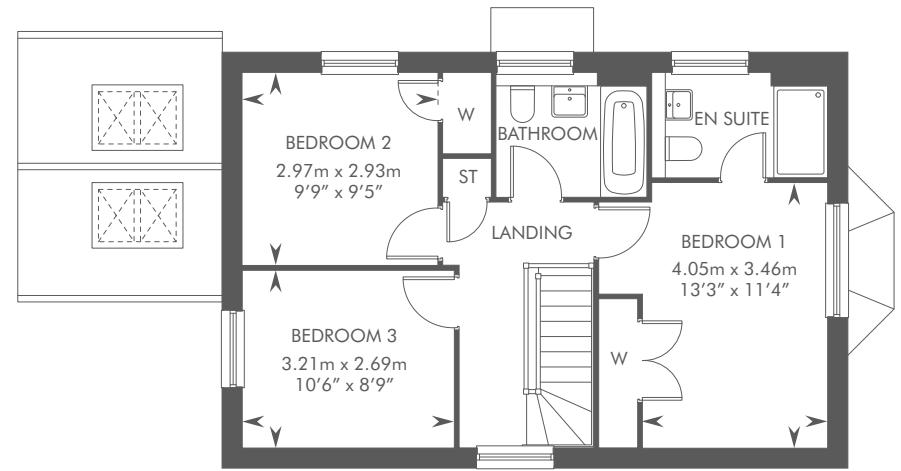
3 BEDROOM DETACHED HOME



THE KISWICK
 PLOTS 12 & 65 – AS SHOWN
 PLOT 53 – HANDED



GROUND FLOOR



Window on stairs
 is fixed shut

FIRST FLOOR

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SADDLERS LEA
SPECIFICATION



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



SPECIFICATION

KITCHENS

- Quality kitchen with laminate work surface, upstands, stainless steel splashback to hob
- Laminate work surface to utility*
- Indesit integrated dishwasher (3 bed homes)
- Indesit built-in Fridge Freezer (3 bed homes)
- Indesit integrated washer/dryer in kitchen (3 bed homes)
- Bosch Stainless steel chimney extractor hood
- Bosch built in single oven (3 bed homes)
- Bosch 4 burner gas hob (3 bed homes)
- Bosch built-in double oven (4 & 5 bed homes)
- Bosch 5-ring Induction hob (4 & 5 bed homes)
- Bosch integrated fridge freezer (4 & 5 bed homes)
- Bosch integrated dishwasher (4 & 5 bed homes)
- Bosch integrated washer/dryer in kitchen except when there is a separate utility, space is provided for your own free standing washing machine and dryer in utility*
- 1½ bowl inset stainless steel sink with drainer
- Single bowl inset stainless steel sink to utility*
- Quality Amtico Spacia flooring to kitchen/breakfast area

CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- High gloss vanity units to family bathroom and bedroom one en suite
- Vado mixer taps
- Full height tiling to shower cubicle and half height tiling around bath*
- Full height tiling around bath with thermostatically controlled shower and folding glass shower screen in family bathroom (except when there is a separate shower cubicle)*

- Shaving point to all bathrooms and en suites
- Wet ladder-style chrome finish towel radiator to all bathrooms, WCs and en suites
- Quality wall tiling
- Quality Amtico Spacia flooring

PLUMBING, HEATING & ELECTRICAL

- White switches and sockets throughout with USB ports*
- LED downlights to kitchen, en suites, WCs and bathrooms. Pendant lighting to all other rooms* (3 bed homes)
- LED downlights to kitchen/family room, en suites, WCs, bathrooms, hall, landing and utility*. Pendant lighting to all other rooms (4 bed homes)
- LED downlights to kitchen/family room, en suites, WCs, bathrooms, hall, landing, dressing room and utility*. Pendant lighting to all other rooms (5 bed homes)
- Bulkhead wall mounted lighting to cupboards
- Thermostatically controlled radiators throughout
- Pre-wiring for TV/satellite to living, study, dining room, kitchen/breakfast room and all bedrooms*
- Telephone sockets in sitting room, kitchen and bedroom one*
- Ceiling mounted smoke detectors
- Electric spur to sitting room for fireplace*
- Electric spur to hallway cupboard for Burglar alarm*

INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one* (3 bedroom homes)
- Built-in wardrobes to bedroom one and two* (4 & 5 bedroom homes)
- Separate dressing area to bedroom one* (The Lodthorpe)
- Ceilings are smooth and finished in white emulsion

- All internal walls are finished in white emulsion (except where tiled)
- All woodwork to be finished in white satin
- Polished chrome door handles throughout

EXTERNAL FINISHES

- Paved patio area to rear garden
- External tap to rear of property*
- External electrical point to rear of property*
- Retractable garage doors with batten light fitting installed and concrete floors
- Off-street parking
- External lighting to parking and footpath areas
- External light with sensors to front and rear of property
- Chrome doorbell to front door
- Electric spur for electric garage door opener*
- Car charging power point*

ENVIRONMENTAL DETAILS

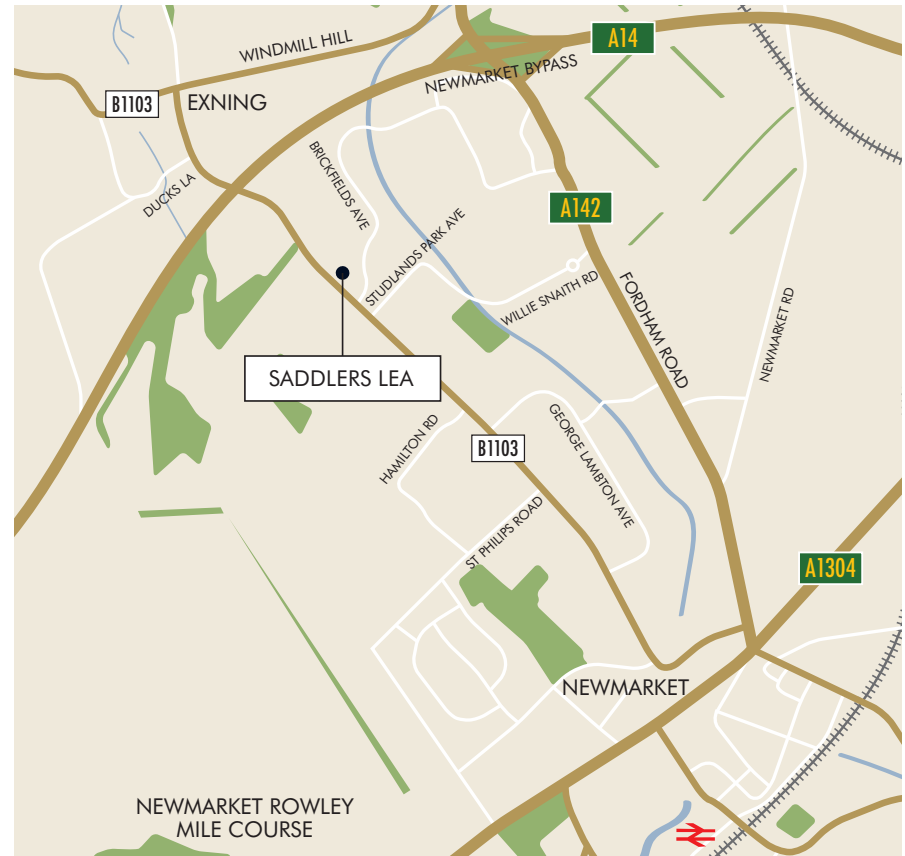
- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double glazed PVCu windows providing a high level of thermal insulation
- A-Rated kitchen appliances to reduce water and energy use*
- Dual flush mechanisms to toilets to reduce water usage
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

PERFECTLY LOCATED

SADDLERS LEA, BRICKFIELDS PADDOCK, EXNING ROAD, NEWMARKET, CB8 7JH



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Exning village centre – 0.5 miles
- Exning Primary School – 0.8 miles



BY CAR

- Newmarket town centre – 2 miles
- National Heritage Centre – 2 miles
- Studio Scribbles – 2 miles
- Newmarket train station – 2.7 miles
- Burwell Museum – 2.8 miles
- Newmarket Racecourse – 2.8 miles
- National Stud – 3.8 miles
- WildTracks Outdoor Activity Park – 5.6 miles
- Chippenham Park – 6.7 miles
- National Dragon Fly Project – 8.3 miles
- Lackford Lakes – 14.8 miles
- Cambridge city centre – 15 miles
- Bury St Edmunds town centre – 17 miles



BY RAIL FROM NEWMARKET STATION

- Bury St Edmunds – 18 minutes
- Cambridge – 22 minutes
- Ipswich – 54 minutes





Photography from a previous CALA development



CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL
HOMES



FIRST CLASS
CUSTOMER
SERVICE



QUALITY
DESIGN AND
BUILD



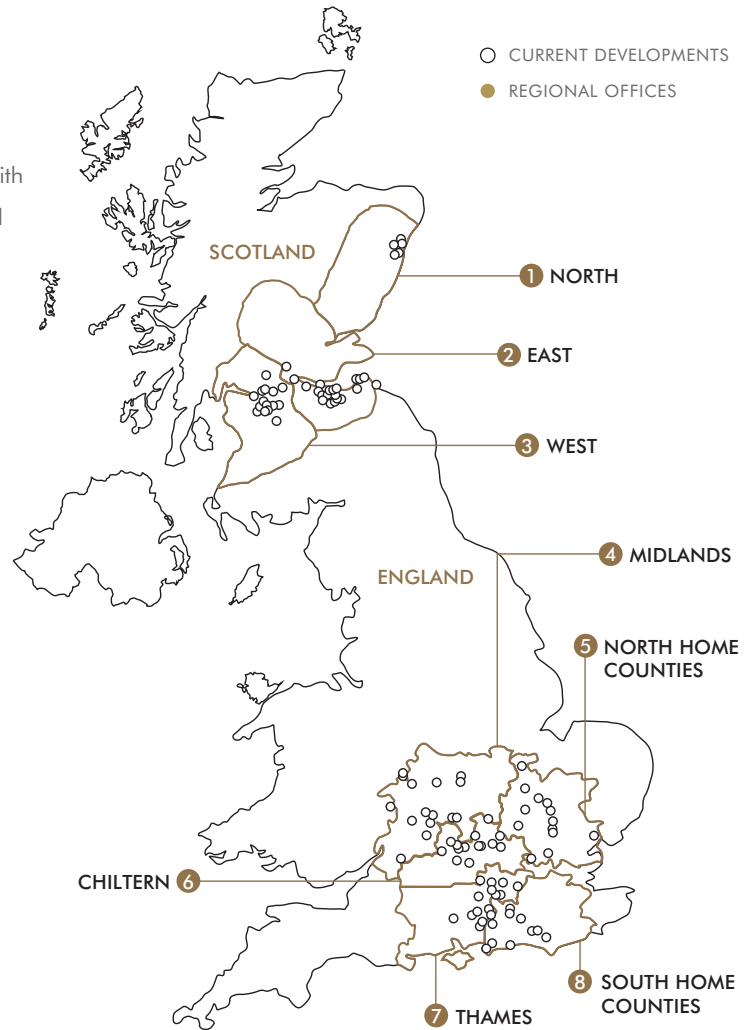
INVESTMENT IN
OUR PEOPLE



POSITIVE
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



PEOPLE

Creating an empowering and inclusive culture that puts the well-being of our people, partners, customers and local communities at the heart of our business.



CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)



CALA.CO.UK