



AUDLEY CHASE

EARLS COLNE

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



AUDLEY CHASE

ESCAPE TO YOUR COUNTRY SANCTUARY

Imagine a more relaxed pace of life away from the urban hustle and bustle. Nestled within the historic village of Earls Colne, Audley Chase brings the height of contemporary living to the picturesque country splendour of the Colne Valley.

Part of CALA's impressive Light & Space range, our 34 stunning 3, 4 and 5 bedroom homes measure from 856 sq ft to 2,192 sq ft, as well as boasting a high specification throughout. Colne Valley Golf Club is conveniently situated next to the development, and the village's thriving centre is just a short stroll away. With plentiful schools and commuter links also close by, Audley Chase is an idyllic place to call home.



Local area photography



Stock photography



Photography from a previous CALA development





Photography from a previous CALA development





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

New 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 & 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.

**CONSUMER
CODE FOR
HOMEBUILDERS**

www.consumercode.co.uk

*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



AUDLEY CHASE THE DEVELOPMENT



THE SOLVILLE
5 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 10, 15, 18, 50, 51, 52, 55 & 56

THE KINFIELD
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 45 & 46

THE NATDENE
4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE
PLOT 9

THE NESSVALE
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 6, 14, 35, 47 & 49

THE OSMORE
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 11, 34 & 48

THE PEBMEAD
4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE
PLOTS 7, 8, 12, 13, 16, 17, 53 & 54

THE LANMEAD
4 BEDROOM SEMI-DETACHED HOME WITH INTEGRAL GARAGE
PLOTS 43 & 44

THE HIMSCOT
3 BEDROOM SEMI-DETACHED HOME
PLOTS 4 & 5

THE GOSFIELD
3 BEDROOM TERRACED HOME
PLOTS 31, 32 & 33

AFFORDABLE HOUSING

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Substation.

SERVICE WITH A WIDE RANGE OF SMILES

Premier 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**

"I did look at other new build developments in villages around Hertford, but they just didn't inspire me – they were a bit boring and boxy. A friend suggested I looked at Balls Park and I loved it from the start. It wasn't just the house design, but the location. You're on the fringe of the town and it's within walking distance of Hertford East train station which has frequent trains into the capital. The landscaped historic grounds here make you feel like you're in the countryside. My dog Percy just loves running around the grounds. It's perfect."

LOUISE MILLER, PURCHASER AT BALLS PARK, HERTFORDSHIRE



PERFECT HOMES IN PERFECT PLACES

When Victoria and Mark Gilliland visited Amlets Place in search of their perfect family home, CALA Homes pulled out all the stops to make sure their dream became a reality. Mark, a senior project manager in London, and Victoria, an HR manager working from home, and their two children had previously lived in Cranleigh and were keen to get back to their roots in the village they loved.

Victoria said: "We didn't originally want to buy another new build property. That was until we viewed Amlets Place which was unlike any other development we had visited. It felt really spacious and the property itself has really generous room sizes, particularly the family kitchen which allows us to spend quality time together as a family when the girls are home.

We have found purchasing a property with CALA to be an excellent experience. The sales team have been first class and nothing has been too much trouble. They have been helpful, professional and welcoming from start to finish, and it has definitely made the experience of moving into our new family home an exciting and enjoyable one."

VICTORIA AND MARK GILLILAND, PURCHASERS AT AMLETS PLACE, CRANLEIGH



"We were keen to find our new family home before our daughter was born. We had looked at other new build developments in the area but the homes at Imber Riverside were head and shoulders above the rest. The property is ideal for our needs as a family and gives us plenty of space to grow. We have already become good friends with another couple at Imber Riverside who have also recently had a child. It's been really nice to feel like part of a new community.

The sales team have been brilliant. They were really knowledgeable and after talking through the available options, we knew the ease and convenience of Part Exchange was perfect for us."

FRANCIS & LOUISE SCHUBERT, PURCHASERS AT IMBER RIVERSIDE, EAST MOLESEY, SURREY



EARLS COLNE

VILLAGE LIFE WITH SOUGHT-AFTER STYLE

The Colne Valley is blessed with some of the most picturesque countryside in Essex. Sitting right at its heart alongside the River Colne, the active community of Earls Colne is served by a village supermarket, a few pubs and restaurants, and a popular primary school.

This characterful and sought-after village takes its name from the Earl of Oxford, who held the manor of Earls Colne from about 1086 to 1703. It also has a religious past with Colne Priory, founded in the 12th century, dedicated to monks of the Benedictine order from Abingdon Abbey, before being surrendered to King Henry VIII in 1534.

The picturesque market towns of Halstead and Coggeshall are both around four miles away offering further amenities, while Colchester and Braintree are both just over 10 miles from Earls Colne, where you can enjoy a whole host of high street and designer shops, bars and restaurants, as well as cultural and leisure attractions.

Neighbouring Audley Chase, Colne Valley Golf Club provides the perfect opportunity to escape for a relaxing round whenever the mood takes you.

Earls Colne Airfield, which was a former RAF and USAAF bomber station, is now a golf course, business park and airfield for light aviation and pilot lessons. For family days out, the countryside offers all kinds of outdoor activities and beauty spots.

In addition to Earls Colne Primary and Nursery, the surrounding area boasts a significant number of primary and secondary schools as well as a selection of independent schools, including Holmwood House in nearby Lexden and Gosfield School.



Local area photography





BURROWS ROAD
TRAFFIC LIGHTS
100 YDS TO THE
100 YD CROSSING
100 YD TO THE
100 YD TO THE
100 YD TO THE

The Lion
TRAFFIC LIGHTS
100 YDS TO THE
100 YD TO THE
100 YD TO THE
100 YD TO THE

THE FORK AND TINES

PERFECTLY PLACED FOR EVERYDAY EASE

Earls Colne provides a convenient gateway for commuters. Situated around 8 miles from Kelvedon and under 11 miles from both Colchester and Braintree, all offer direct train links to London Liverpool Street, with journey times of between 50 minutes to just over an hour.

If you prefer to drive, Earls Colne is within easy reach of the A120 and A12, providing fast and direct access to all the main towns and villages throughout the county of Essex, as well as to the centre of London via the M11. For international flights, London Stansted Airport is situated less than 25 miles away.

Whether travelling by road, rail or air, you're never far from the home comforts of Earls Colne.

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





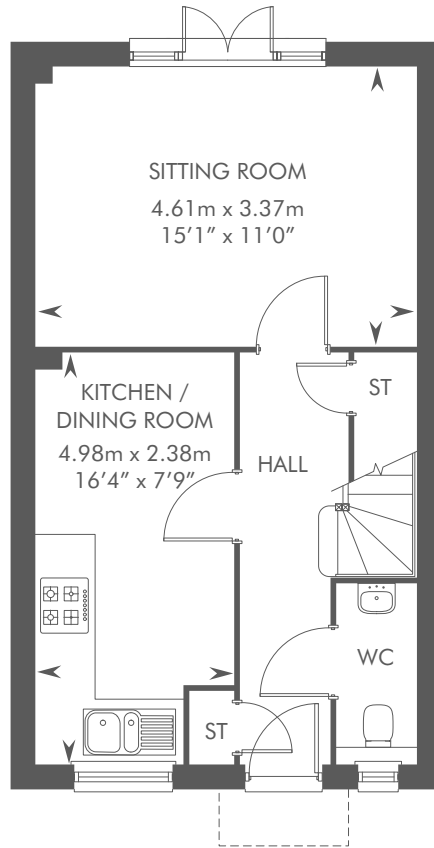
Computer generated image - The Gosfield

THE GOSFIELD

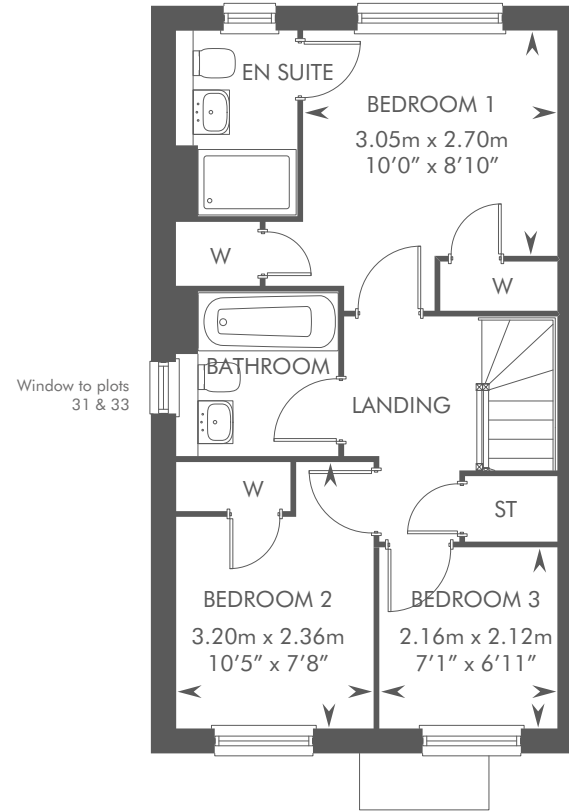
3 BEDROOM TERRACED HOME



THE GOSFIELD
 PLOTS 31 & 32 – AS SHOWN
 PLOTS 33 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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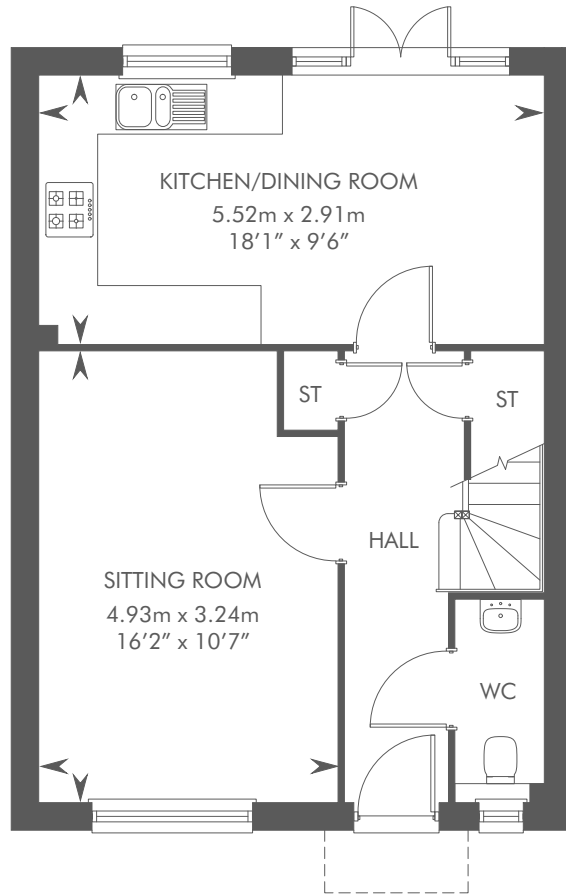
Computer generated image - The Himscot

THE HIMSCOT

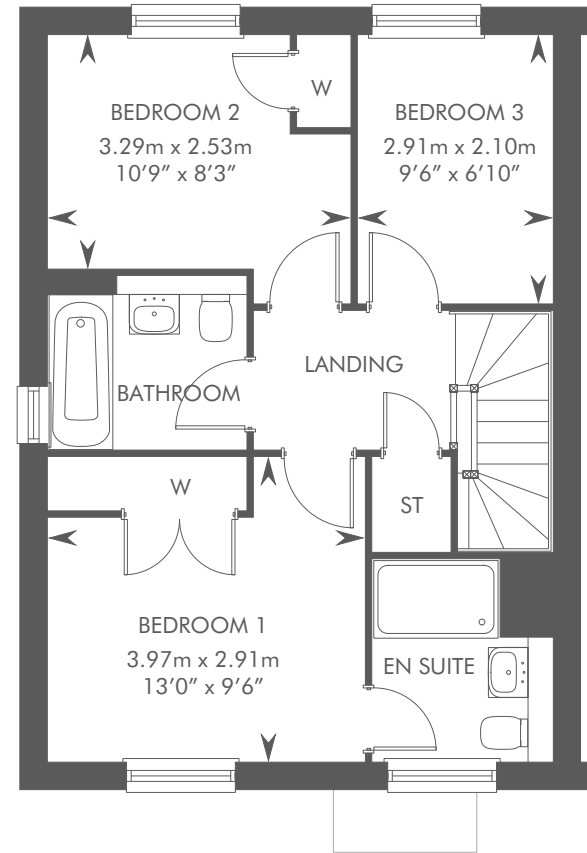
3 BEDROOM SEMI-DETACHED HOME



THE HIMSCOT
PLOT 5 – AS SHOWN
PLOT 4 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe.

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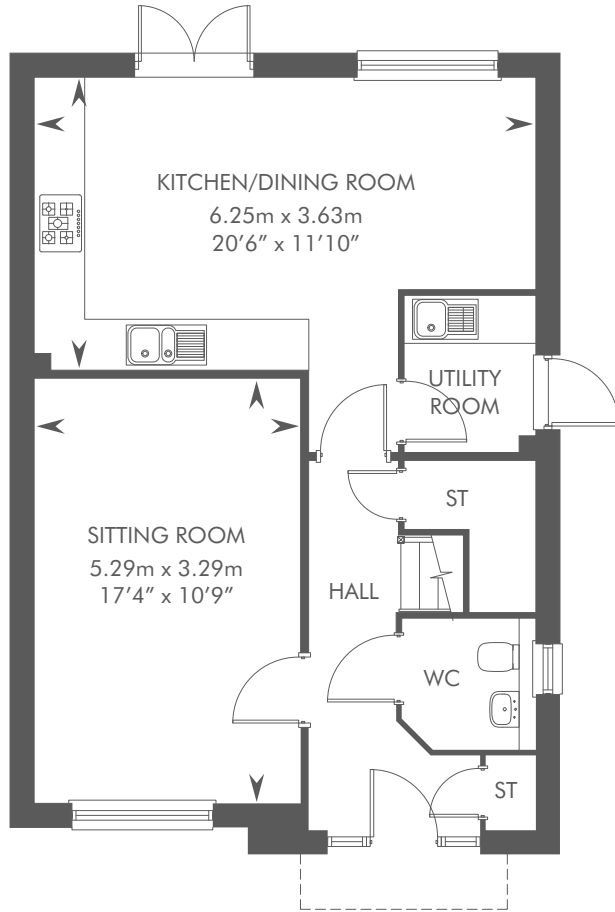


THE KINFIELD

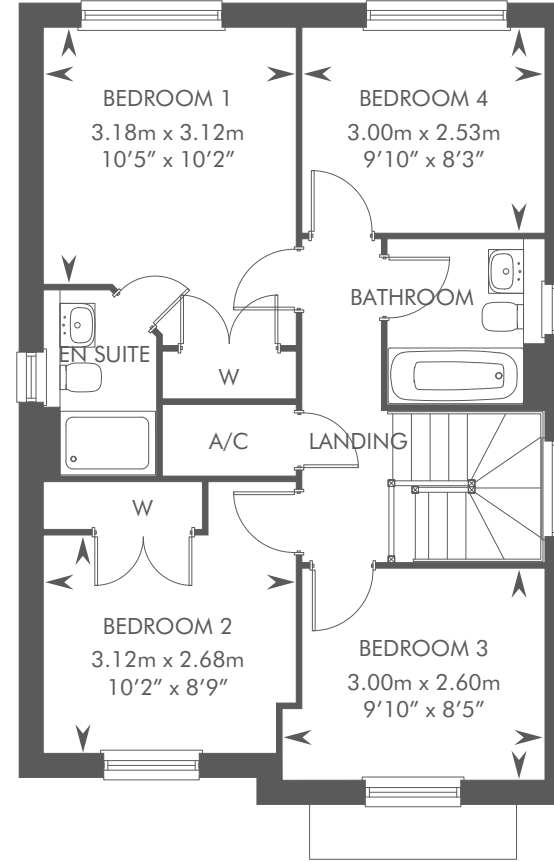
4 BEDROOM DETACHED HOME WITH GARAGE



THE KINFIELD
 PLOT 46 – AS SHOWN
 PLOT 45 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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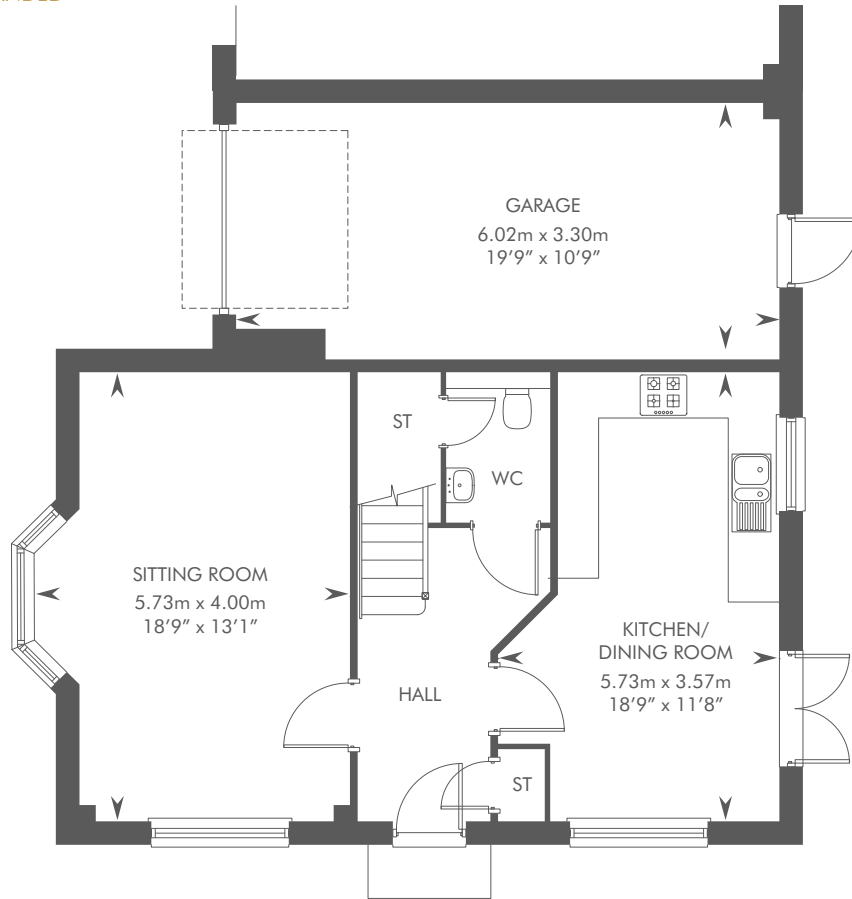
Computer generated image - The Lanmead

THE LANMEAD

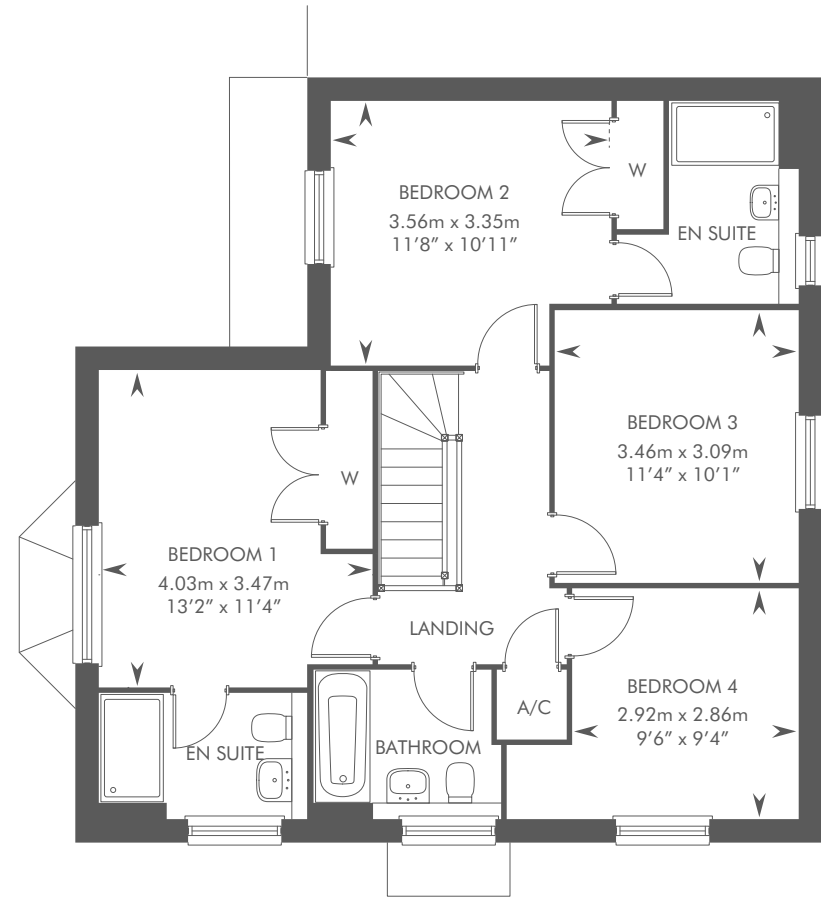
4 BEDROOM SEMI-DETACHED HOME WITH INTEGRAL GARAGE



THE LANMEAD
 PLOT 44 – AS SHOWN
 PLOT 43 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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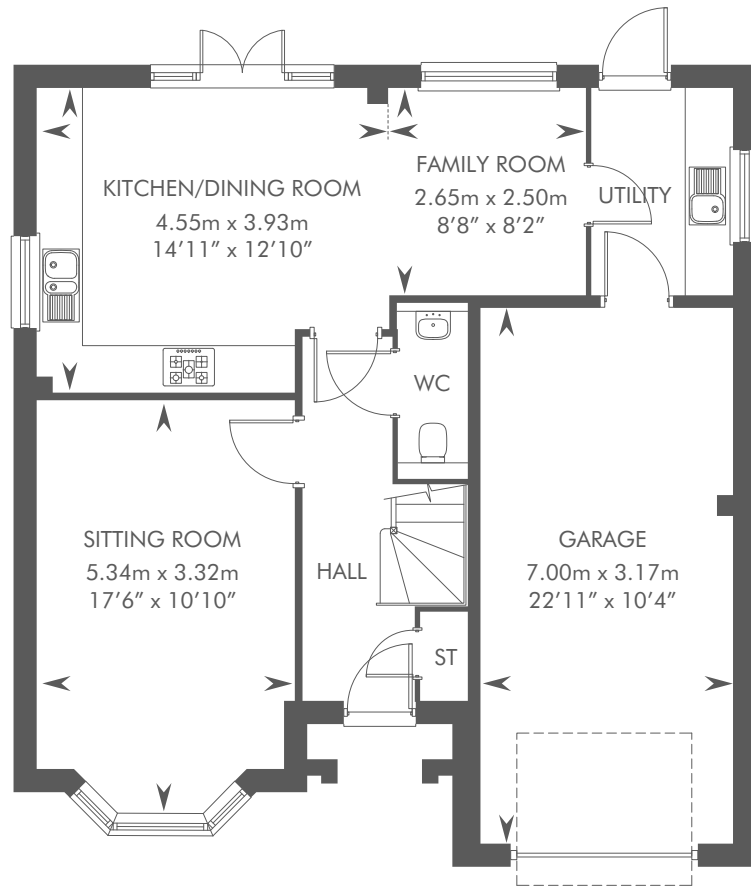
Computer generated image - The Natdene

THE NATDENE

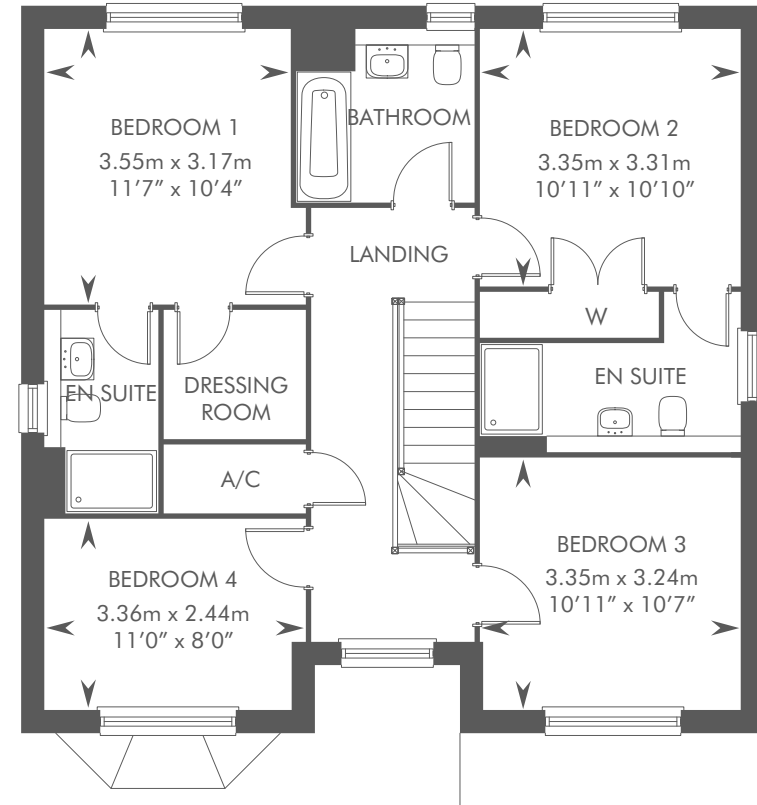
4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



THE NATDENE
PLOT 9 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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THE NESSVALE

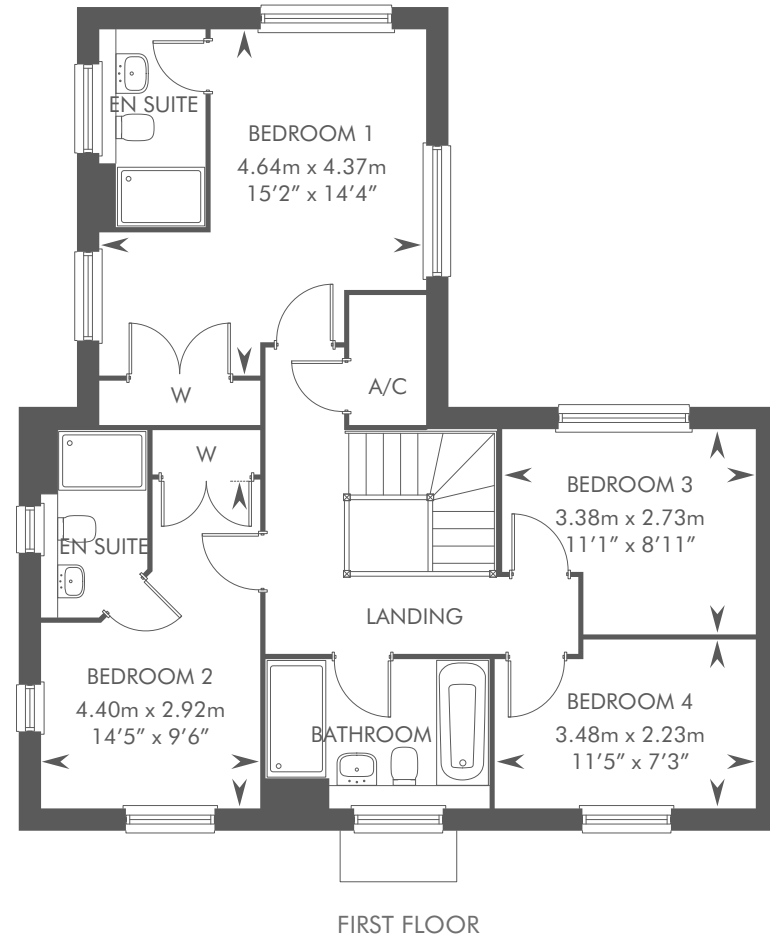
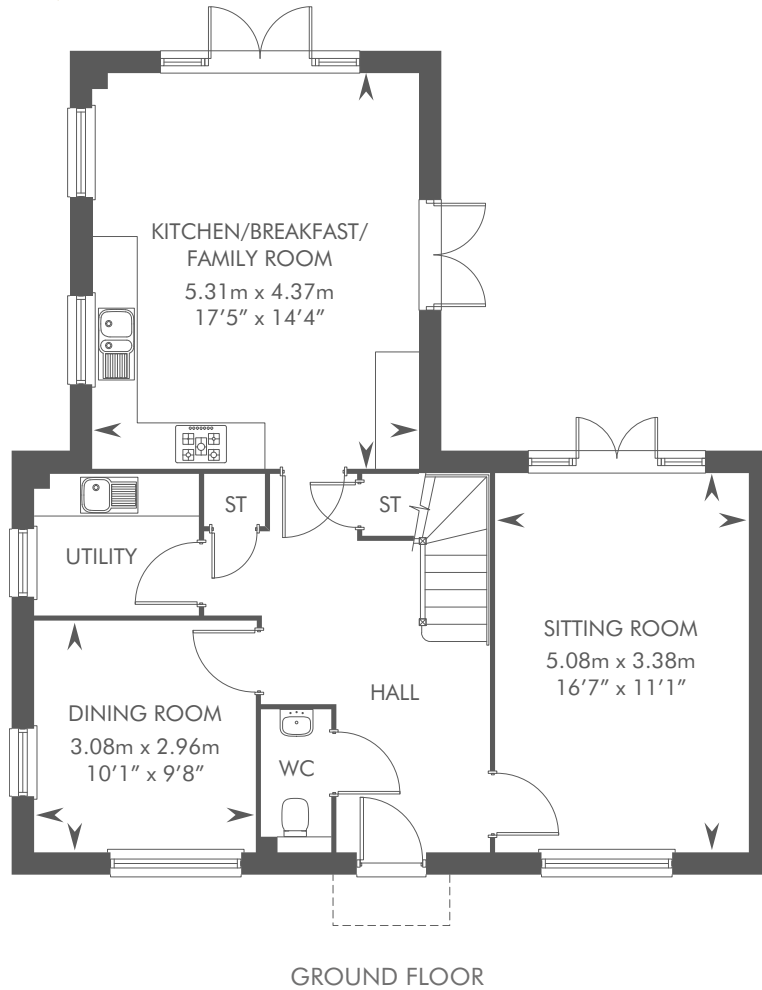
4 BEDROOM DETACHED HOME WITH GARAGE



THE NESSVALE

PLOTS 14 & 49 – AS SHOWN

PLOTS 6, 35 & 47 – HANDED



ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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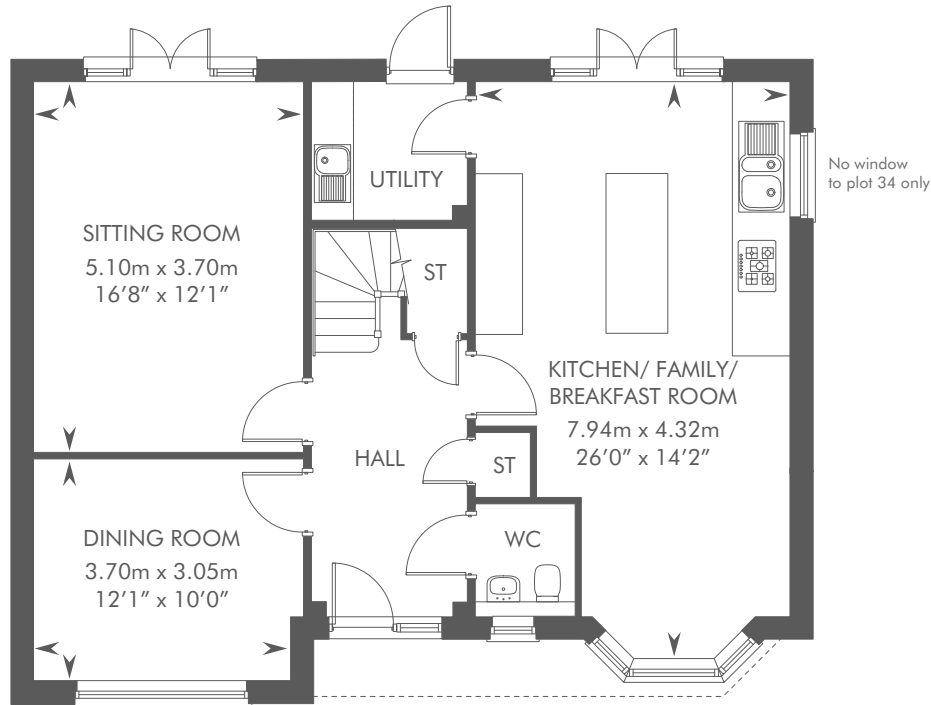


THE OSMORE

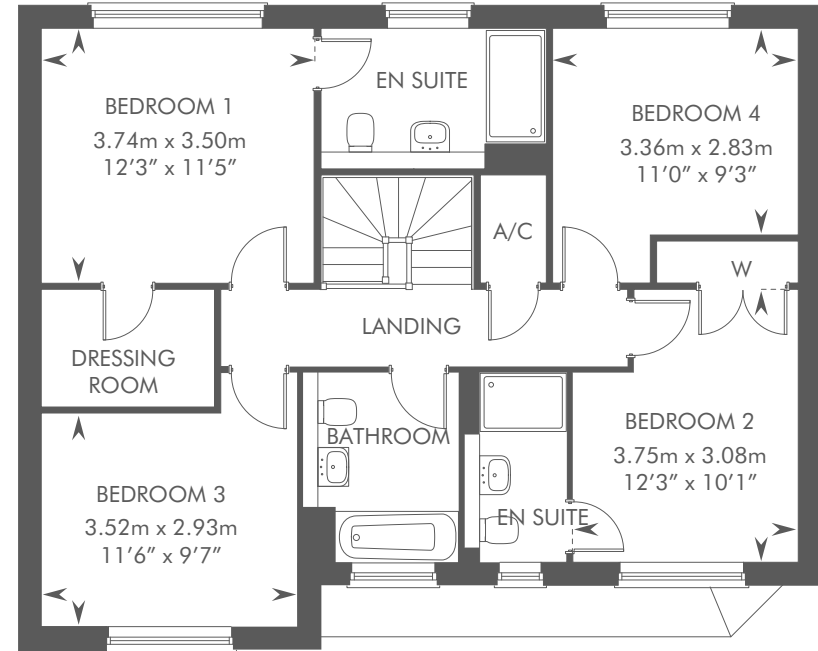
4 BEDROOM DETACHED HOME WITH GARAGE



THE OSMORE
 PLOT 48 – AS SHOWN
 PLOTS 11 & 34 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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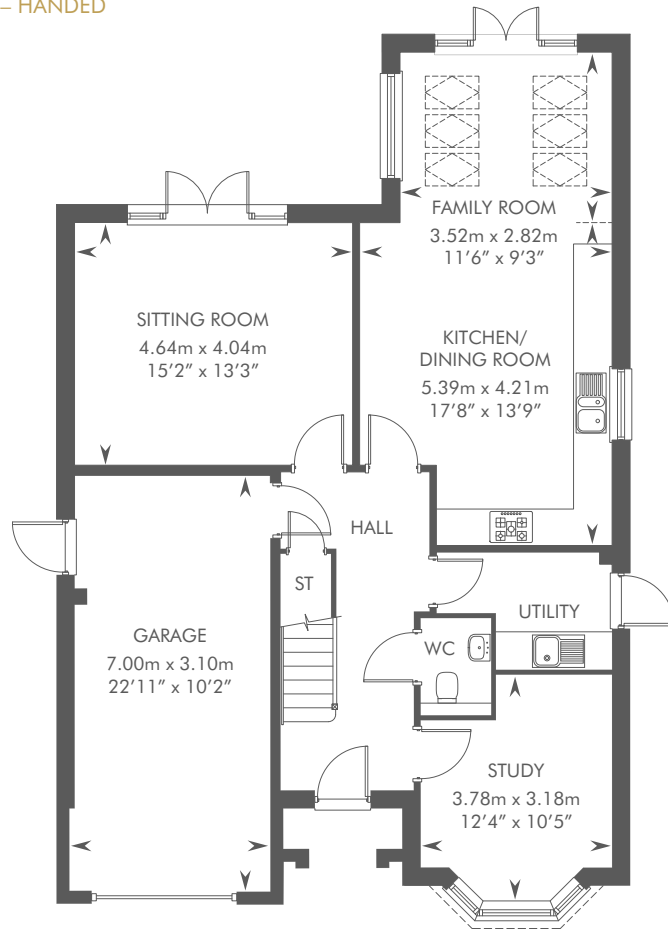
Computer generated image - The Pebmead

THE PEBMEAD

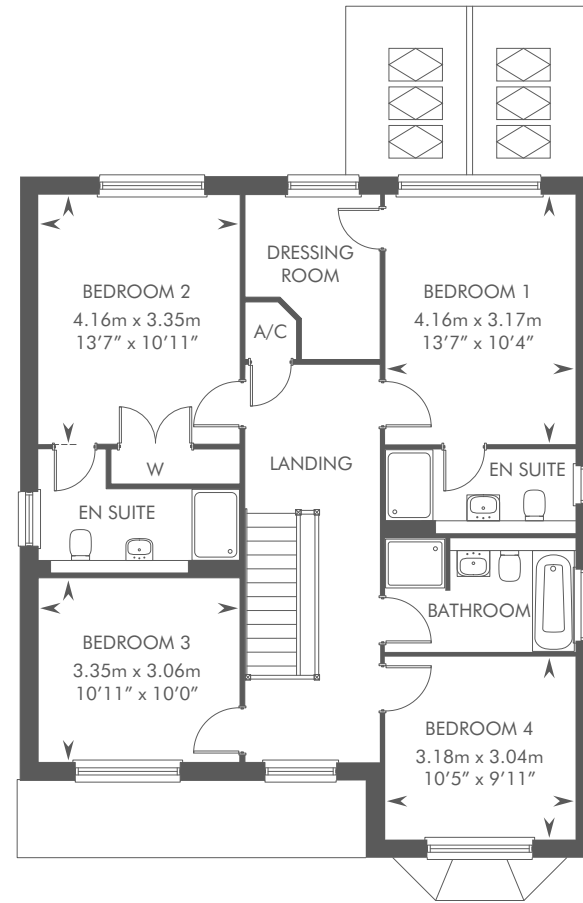
4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



THE PEBMEAD
 PLOTS 7, 12 & 17 – AS SHOWN
 PLOTS 8, 13, 16, 53 & 54 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. : Velux window. A/C: Airing cupboard.

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Computer generated image - The Solville

THE SOLVILLE

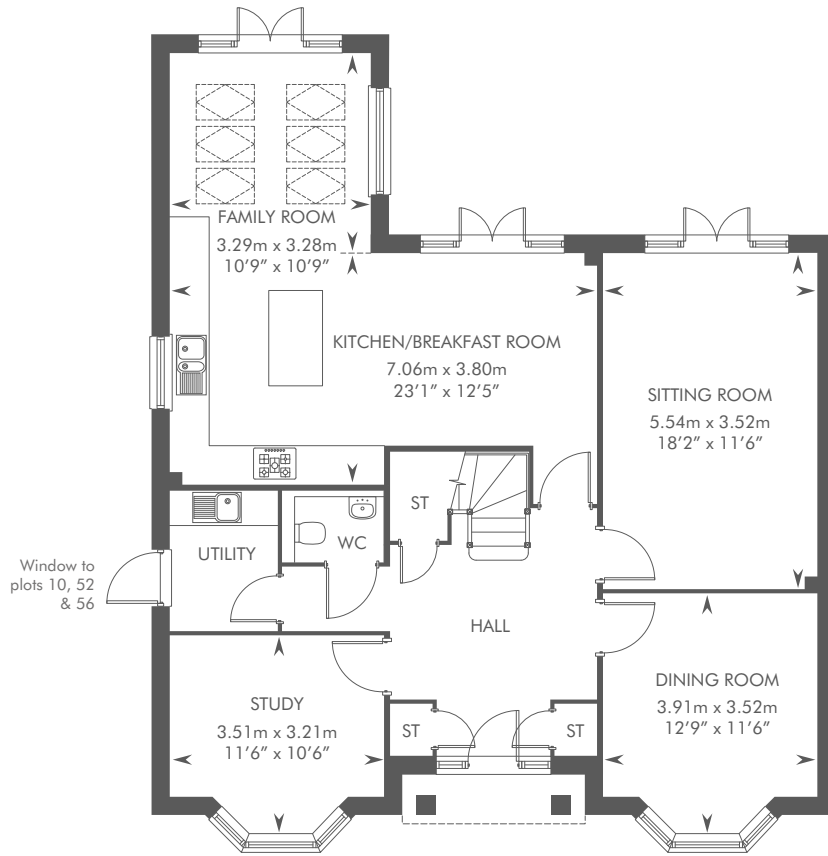
5 BEDROOM DETACHED HOME WITH GARAGE



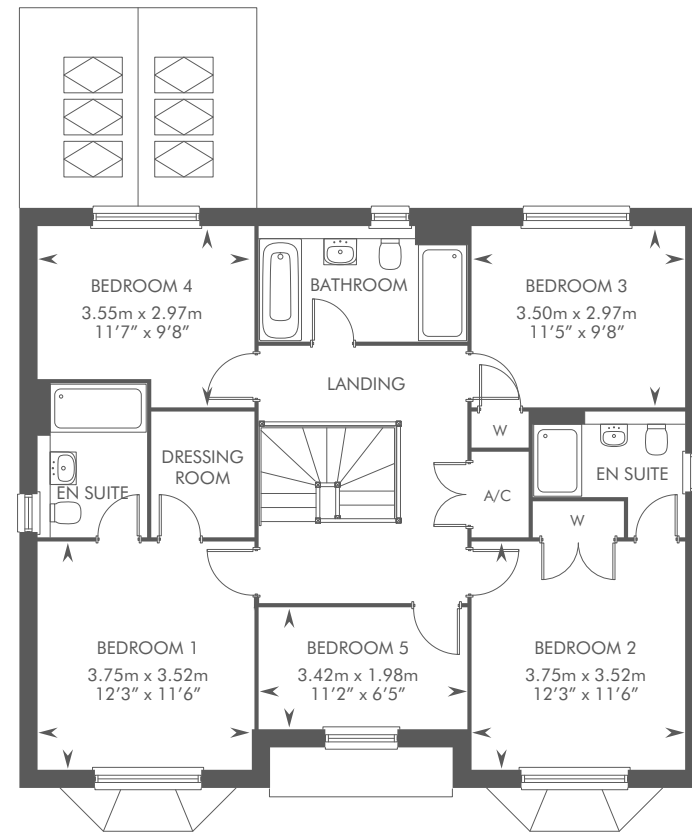
THE SOLVILLE

PLOTS 10, 15, 50, 51 & 52 – AS SHOWN

PLOTS 18, 55 & 56 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard. : Velux window.

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AUDLEY CHASE
HOUSE SPECIFICATION
THE HIMSCOT & THE GOSFIELD



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, and splashback to hob
- Indesit stainless steel chimney extractor hood
- Indesit integrated dishwasher
- Indesit built-in single oven
- Indesit 4-burner gas hob
- Indesit built-in fridge freezer
- Indesit integrated washer-dryer in kitchen
- 1½ bowl stainless steel sink with drainer
- Quality Amtico Spacia flooring to kitchen/dining area

CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Vado mixer taps
- Full height tiling to separate shower cubicle
- Full height tiling around bath with thermostatically controlled shower and folding glass shower screen in family bathroom
- Shaving point to bathroom and en suite
- 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*
- Bulkhead wall mounted lighting to cupboards
- Thermostatically controlled radiators throughout
- Pre-wiring for TV/satellite (compatible with Sky Digital) to living, 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 loft space for burglar alarm

INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors
- Wardrobes to bedroom one and bedroom two*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork is finished in white satin
- Polished chrome door handles throughout

*Plot specific detail. Please speak to sales consultant for information.



Photography from a previous CALA development



SPECIFICATION

EXTERNAL FINISHES

- Paved patio area to rear garden
- External tap to rear of property
- External electrical point to rear of property
- 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

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

*Plot specific detail. Please speak to sales consultant for information.



AUDLEY CHASE
HOUSE SPECIFICATION

THE KINFIELD, THE LANMEAD, THE NATDENE, THE NESSVALE
THE OSMORE, THE PEBMEAD & THE SOLVILLE



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, and splashback to hob
- Laminate work surface to utility*
- Bosch stainless steel chimney extractor hood
- Bosch built-in double oven
- Bosch 5-ring induction hob
- Bosch integrated fridge-freezer
- Bosch integrated dishwasher
- Bosch integrated washer-dryer in kitchen except when there is a separate utility, where space is provided for a free standing washing machine and dryer*
- 1½ bowl stainless steel sink with drainer
- Single bowl 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, bedroom one en suite and bedroom two
- Mirror to family bathroom
- Vado mixer taps
- Full height tiling to separate shower cubicle*
- 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 (where applicable)
- LED downlights to kitchen/family/breakfast room, en suites, WCs, bathrooms, hall, landing, dressing room and utility*. Pendant lighting to all other rooms
- Bulkhead wall mounted lighting to cupboards
- Thermostatically controlled radiators throughout
- Pre-wiring for TV/satellite (compatible with Sky Digital) 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 loft space for burglar alarm*

INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one and bedroom two*
- Built-in wardrobes to bedroom three*
- Separate dressing area to bedroom one*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork is finished in white satin
- Polished chrome door handles throughout

*Plot specific detail. Please speak to sales consultant for information.



Photography from a previous CALA development



SPECIFICATION

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
- Oversized garages to Essex standard
- 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

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

*Plot specific detail. Please speak to sales consultant for information.



AUDLEY CHASE
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 premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHENS

- Quality kitchen with laminate work surface, upstands, splashback to hob
- Laminate work surface to utility*
- Stainless steel chimney extractor hood
- Indesit integrated dishwasher (3 bed homes)
- Indesit built in single oven (3 bed homes)
- Indesit 4 burner gas hob (3 bed homes)
- Indesit built-in Fridge Freezer (3 bed homes)
- Indesit integrated washing machine and dryer in kitchen (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 washing machine and dryer in kitchen except when there is a separate utility, space is provided for a 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 and bedroom two (4 & 5 bed homes)
- Mirror to family bathroom (4 & 5 bed homes)
- Vado mixer taps
- Full height tiling to separate shower cubicle*

- 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 (compatible with Sky Digital) 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 loft space for Burglar alarm*



Photography from a previous CALA development



SPECIFICATION

INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors
- Wardrobes to bedroom one
- Wardrobes to bedroom two*
- Wardrobes to bedroom three* (5 bed homes)
- Separate dressing area to bedroom one*
- 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
- Oversized garages to Essex standard
- 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*

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

AUDLEY CHASE, STATION ROAD, EARLS COLNE, CO6 2LT



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Earls Colne High Street – 100 metres
- Colne Valley Golf Club – 100 metres
- Co-op Supermarket – 0.5 miles
- Earls Colne Primary and Nursery School – 0.8 miles



BY CAR

- The Essex Golf Club – 3 miles
- The Ramsey Academy – 3 miles
- The A120 – 4 miles
- Honywood Community Science School – 4.6 miles
- Marks Hall Gardens and Arboretum – 5.2 miles
- Coggeshall Museum – 5.2 miles
- Tesco Superstore Marks Farm – 5.8 miles
- The A12 – 8 miles
- Kelvedon Village – 8.4 miles
- Colchester Town Centre – 10.7 miles
- Braintree Town Centre – 10.8 miles
- The M11 – 30 miles



BY RAIL

- Kelvedon to London Liverpool Street Station – 48 mins





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



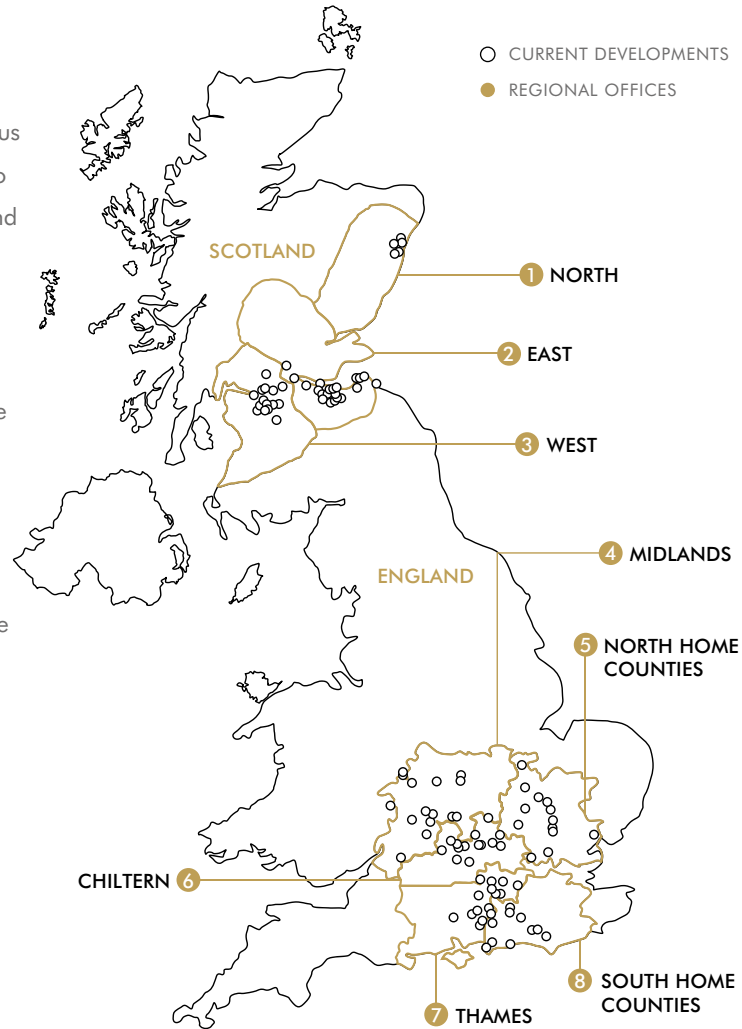
INVESTMENT IN
OUR PEOPLE



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