



NEWLANDS PARK

MISTLEY

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



NEWLANDS PARK, MISTLEY

VILLAGE, TOWN, COAST AND COUNTRYSIDE -
ALL ON YOUR DOORSTEP

With open countryside outside your door, Mistley village and Manningtree just up the road and the coast to explore, Newlands Park offers a wonderful opportunity for you to enjoy life to the full – whether you're looking for the ideal environment for a growing family, a smaller home for downsizing, or an easy commute into the city.

Set on the edge of Mistley and handily positioned for schools, shopping, leisure and pleasure, Newlands Park features a wide range of beautifully designed, light and spacious homes. Detached or semi-detached, there's a choice of smart and stylish 2, 3 and 4 bedroom houses to suit your every wish or need.

Newlands Park could be everything you're looking for in a new home, in a location you're sure to love.







Photography from previous CALA developments





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.



*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, and 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:

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."

Esther added: "We have settled into our new home really well, and we would recommend a CALA home to anyone, without a doubt. Who'd have thought that a wrong turn would lead us to a fantastic new home, but we're so glad that it did!"

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



LIVING THE CALA LIFE AT WINTRINGHAM

David aged 37, who has worked for CALA for nearly five years, comments: "CALA at Wintringham set the standard for the area, and it was an easy choice to make in moving here. The homes are beautifully made and I was taken aback at the level of intricate detail which has gone into both the exterior and interior of the homes."

Looking to upsize, David moved into a four bedroom Nessvale home with his wife Hayley, and children Neave, 17, and Owen, 12. Although he does admit to exploring other developers' sites, David found that the product never matched up to the quality which comes with a CALA home.

He said: "We'd been around a few sites to see what was available to us, but CALA at Wintringham was easily the obvious choice. The contemporary, light and spacious interiors really stood out and the Nessvale house type was the perfect choice for us as a family – not to mention the overall Wintringham development and surrounding community."

DAVID AND HAYLEY WOOD, PURCHASERS AT CALA AT WINTRINGHAM, ST NEOTS



FAMILY FIRST AT EARLS COLNE

"We weren't in a rush and had no pressure to move as we were waiting for the right home. But then the CALA Homes part exchange service at Audley Chase was presented to us, which completely changed our perspective, for the better, on what we were looking for."

"I can't speak highly enough of the CALA team. The end-to-end management has been exceptional. Looking back, having started the part exchange process quite anxious, I now can't believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all."

BEAU AND BEN STEELE,
PURCHASERS AT AUDLEY CHASE, EARLS COLNE



Photography of Audley Chase

MISTLEY

GEORGIAN ELEGANCE MEETS CONTEMPORARY LIVING

Nestled onto the southern shores of the Stour Estuary on the Essex Sunshine Coast, the communities of Mistley and New Mistley have a rich and varied history, along with all the attractions of a contemporary lifestyle.

Once home to shipbuilding at Mistley Quay – there may have been a port nearby in Roman times – and the notorious Witchfinder General Matthew Hopkins, modern Mistley was largely shaped by the vision of one man back in the 1700's.

Robert Rigby of Mistley Hall had grand ambitions to turn Mistleythorn, as it was known then, into a fashionable salt-water spa town. Though his plans didn't come to full fruition, they have left their mark with the Robert Adam-designed Mistley Towers – an English Heritage site - the elegant Georgian-style High Street and the delightful Swan Basin in the village centre.

Opposite the Swan Basin and dating back to 1723 is The Mistley Thorn Hotel, famed for fine dining. There are tea rooms in the village and down by the Quay, from where you can take a refreshing stroll along The Walls into Manningtree, 'the smallest town in England'.

Modern life is well catered for, with a selection of independent shops and stores, a post office and popular pubs well supported by the local community - and many more eating, meeting, socialising and shopping options, including a supermarket and pharmacy, at Manningtree. The bustling commercial centres of Colchester and Ipswich are a short drive away, and both Mistley and Manningtree are served by railway stations with direct lines to London.

On the educational front, Lawford Church of England Voluntary Aided Primary School is Ofsted Rated 'Outstanding', as is Highfields Primary School. Midway between them is Manningtree High School, rated 'Good', with further outstanding options for all age groups within the local area.

Sporting facilities include cricket, football and rugby clubs for adults and youngsters and there are many more sailing, leisure, cultural and historical attractions too. With open countryside and playing fields just a stroll away and the coast and 'Constable country' to explore, Newlands Park is a great base for a healthy and relaxed lifestyle.



Local area photography





WELL-CONNECTED FOR LOCAL TRAVEL AND COMMUTING

Just over half a mile from Mistley village centre and train station, and one mile from Manningtree high street, Newlands Park is well connected for local travel, schools and shopping - as well as for commuting and exploring further afield.

By road, the A120 provides direct links to the A12 for Colchester and Ipswich. There are no less than ten bus services to local towns and villages – including Colchester for shopping and entertainment – or, if you're feeling more adventurous, Harwich for a ferry to The Netherlands and beyond. Stansted Airport is around a 40 mile journey by road.

The capital is within easy reach, with trains from Mistley Station to London Liverpool Street taking just over an hour. A more frequent and faster service to London is also available from nearby Manningtree Station, providing you with plenty of options for commuting.

It's easy to connect with the world of nature too: Old Knobbly, one of the UK's most ancient oaks, is just a stroll away from Newlands Park - the perfect place to put down your own roots!



Local area photography



NEWLANDS PARK THE DEVELOPMENT



THE BESPOKE NESSVALE
4 BEDROOM DETACHED HOME WITH GARAGE
PLOT 26 & 27



THE JAYFIELD
4 BEDROOM SEMI-DETACHED HOME WITH GARAGE
PLOTS 8 & 9



THE KEELCROFT
4 BEDROOM DETACHED HOME
PLOT 38



THE KINFIELD
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 29 & 48



THE LENHAM
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 2, 4, 12, 20, 25, 28, 31 & 37



THE NENHURST
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 1, 30, 35, 46 & 47



THE NESSVALE
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 32, 36, 45 & 55



THE OSMORE
4 BEDROOM DETACHED HOME WITH GARAGE
PLOTS 33 & 34



THE HIMSCOT
3 BEDROOM SEMI-DETACHED HOME
PLOTS 3, 10, 11 & 15



THE HISWICK
3 BEDROOM DETACHED HOME
PLOTS 21, 22, 23 & 24



THE HORNFORD
3 BEDROOM SEMI-DETACHED HOME WITH CARPORT
PLOTS 16, 17, 18, 19, 39, 40, 41 & 42



THE GOSFIELD
3 BEDROOM SEMI-DETACHED HOME
PLOTS 53 & 54



THE DINFIELD
2 BEDROOM DETACHED AND SEMI-DETACHED HOME
PLOTS 7, 43 & 44



HOUSING ASSOCIATION

The above development layout is not drawn to scale and is for general guidance only. Road layouts and pathways may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. V= Visitors Parking.



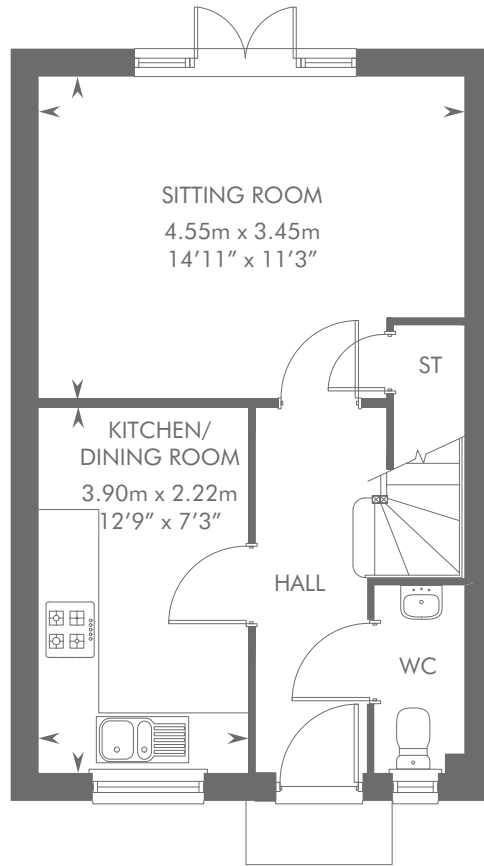
Computer generated image - The Dinfield

THE DINFIELD

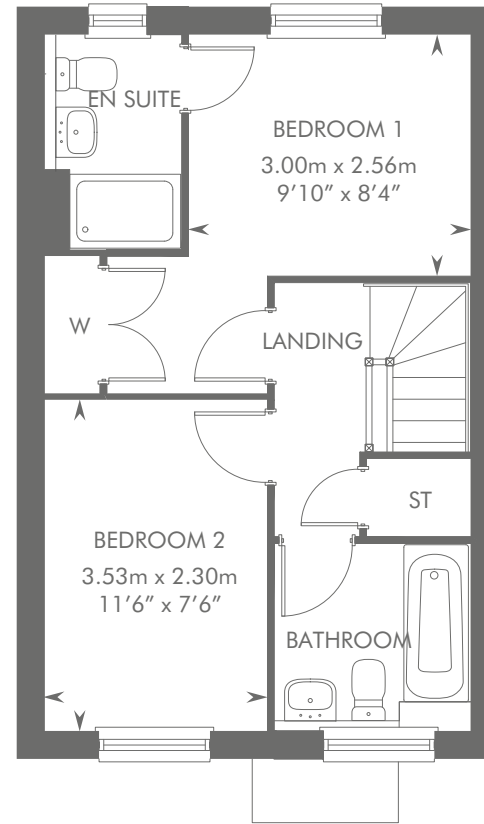
2 BEDROOM DETACHED AND SEMI-DETACHED HOME



THE DINFIELD
PLOTS 7 & 44 – AS SHOWN
PLOT 43 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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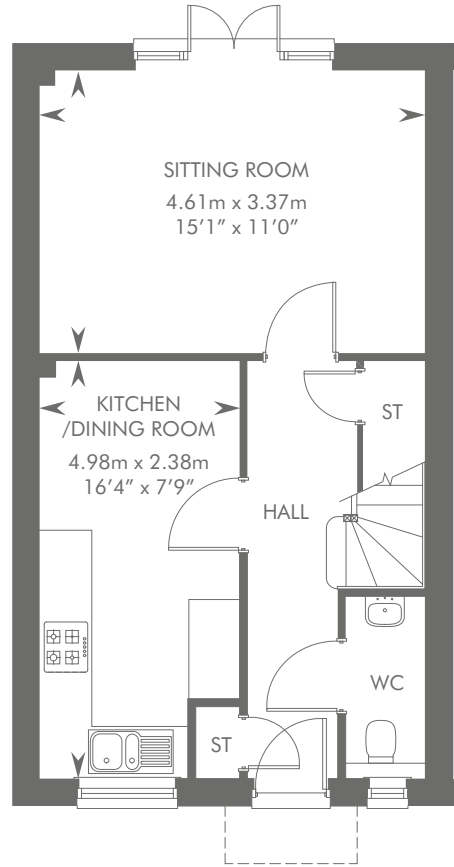


THE GOSFIELD

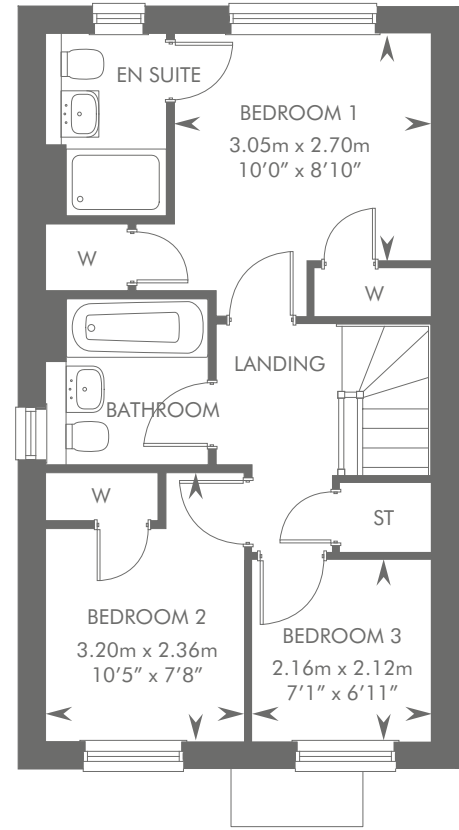
3 BEDROOM SEMI-DETACHED HOME



THE GOSFIELD
 PLOT 53 – AS SHOWN
 PLOT 54 – HANDED



GROUND FLOOR



FIRST FLOOR

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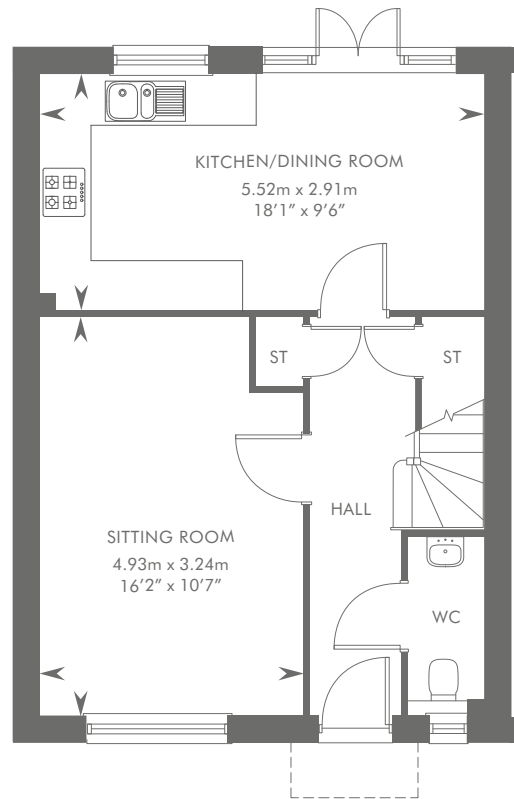


THE HIMSCOT

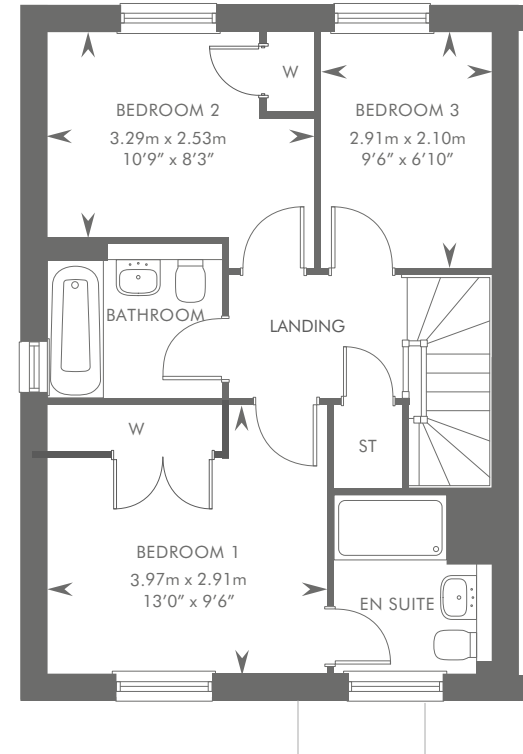
3 BEDROOM SEMI-DETACHED HOME



THE HIMSCOT
 PLOTS 10 & 15 – AS SHOWN
 PLOTS 3 & 11 – HANDED



GROUND FLOOR



FIRST FLOOR

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Computer generated image - The Hornford

THE HORNFORD

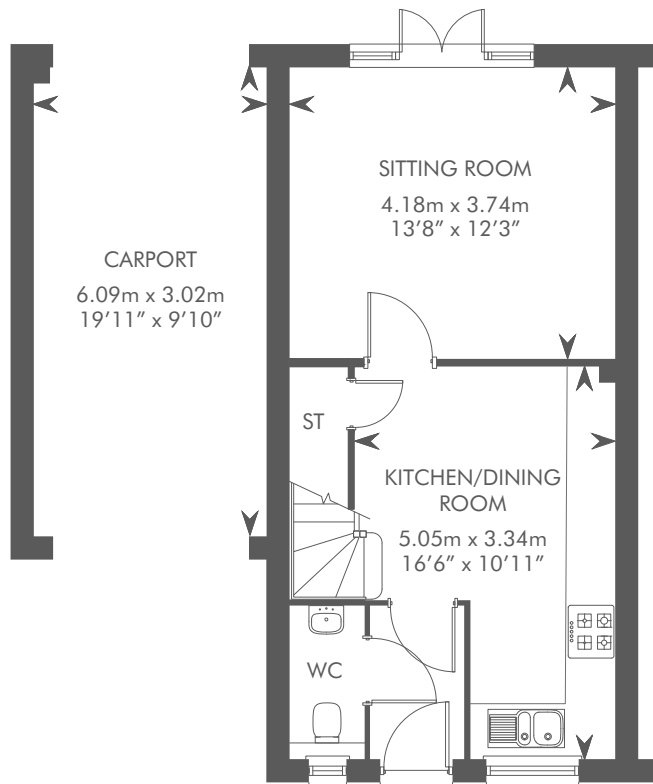
3 BEDROOM SEMI-DETACHED HOME WITH CARPORT



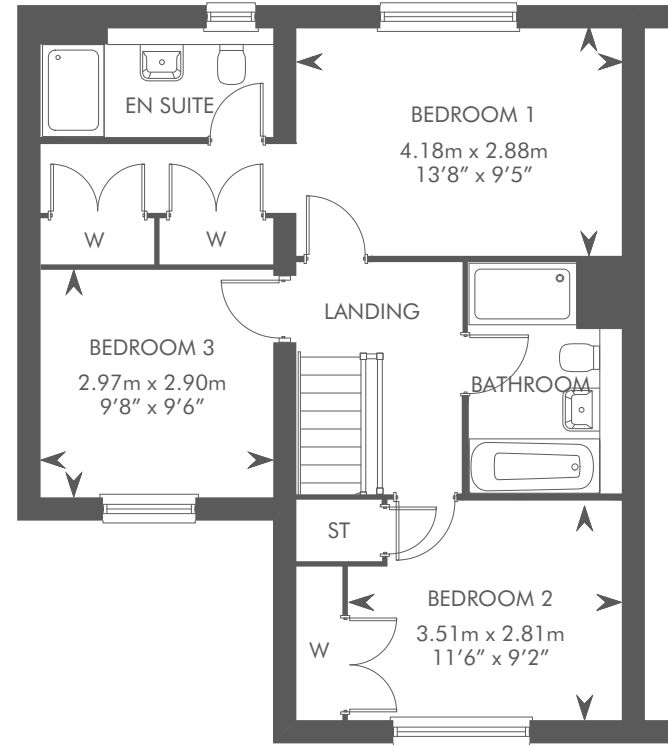
THE HORNFORD

PLOTS 16, 18, 40 & 42 – AS SHOWN

PLOTS 17, 19, 39 & 41 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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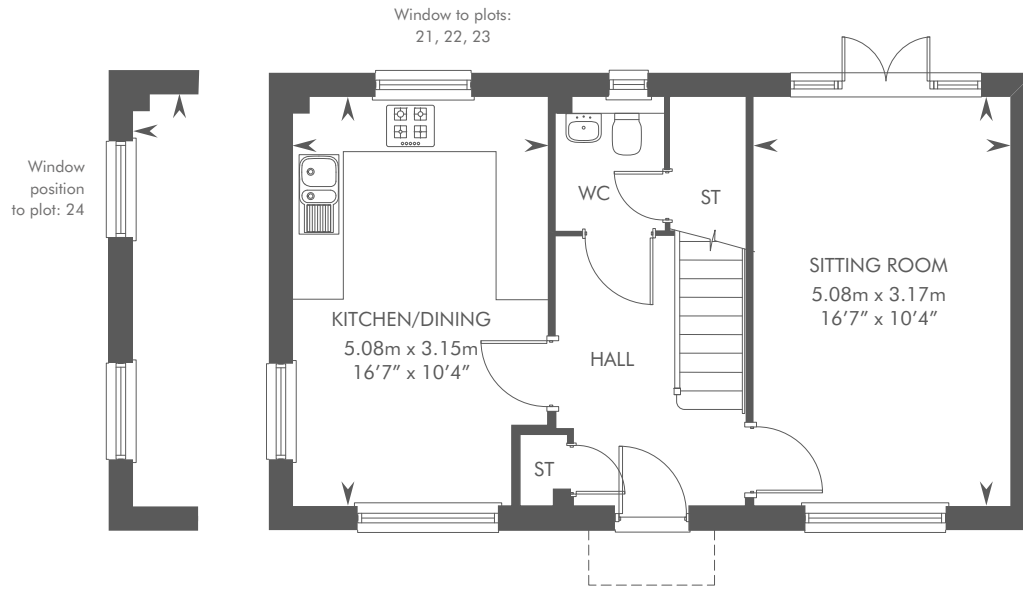
Computer generated image - The Hiswick

THE HISWICK

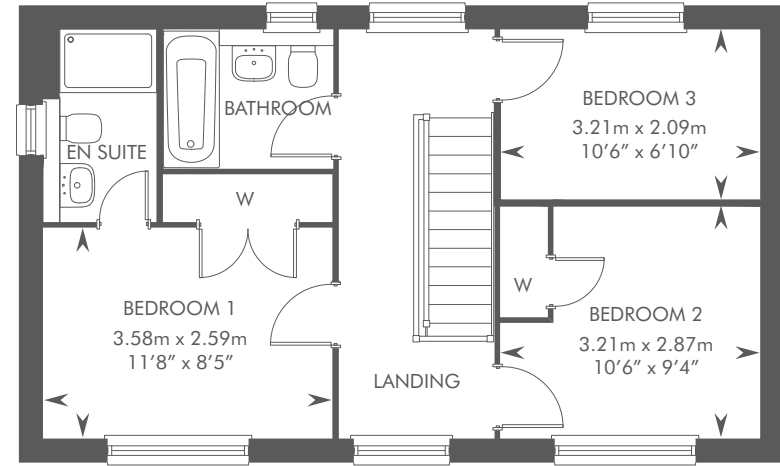
3 BEDROOM DETACHED HOME



THE HISWICK
 PLOTS 22 & 24 – AS SHOWN
 PLOTS 21 & 23 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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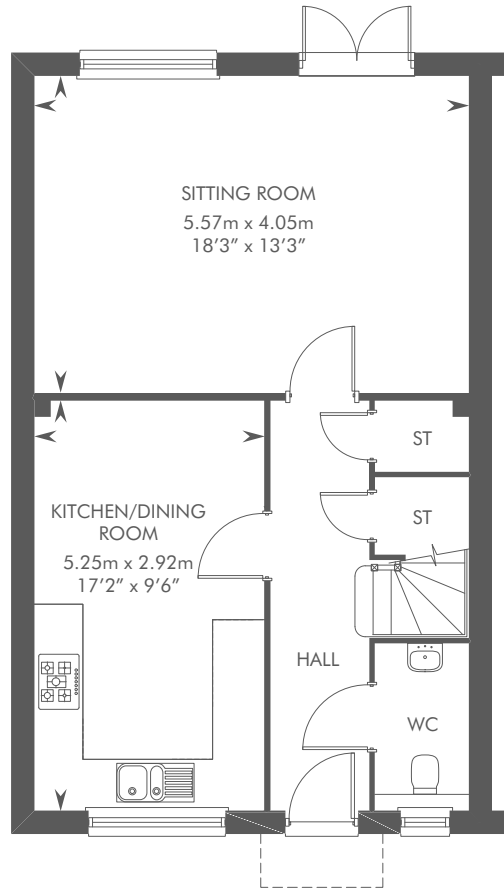
Computer generated image - The Jayfield.

THE JAYFIELD

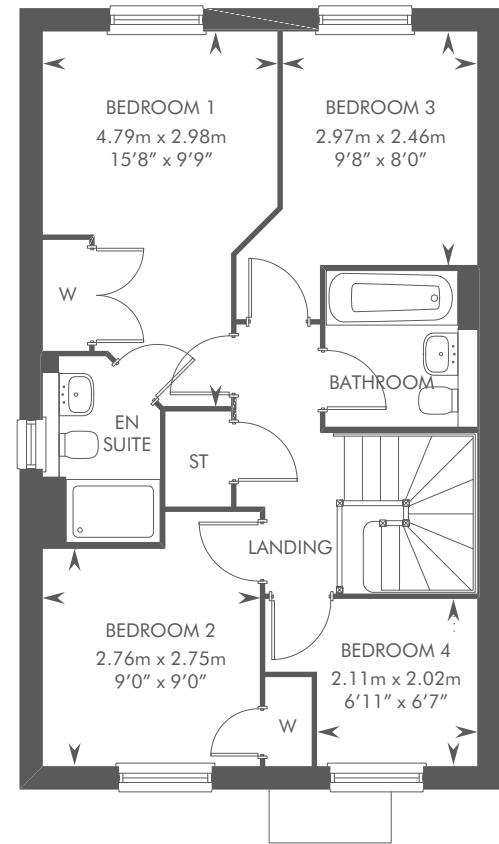
4 BEDROOM SEMI-DETACHED HOME WITH GARAGE



THE JAYFIELD
 PLOT 8 – AS SHOWN
 PLOT 9 – HANDED



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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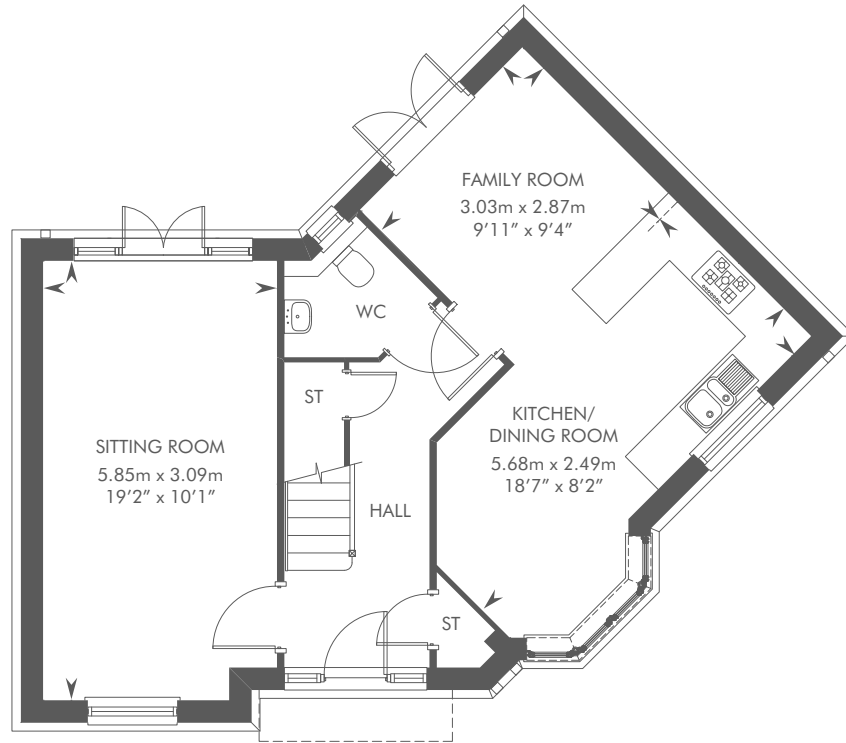


Computer generated image - The Keelcrott

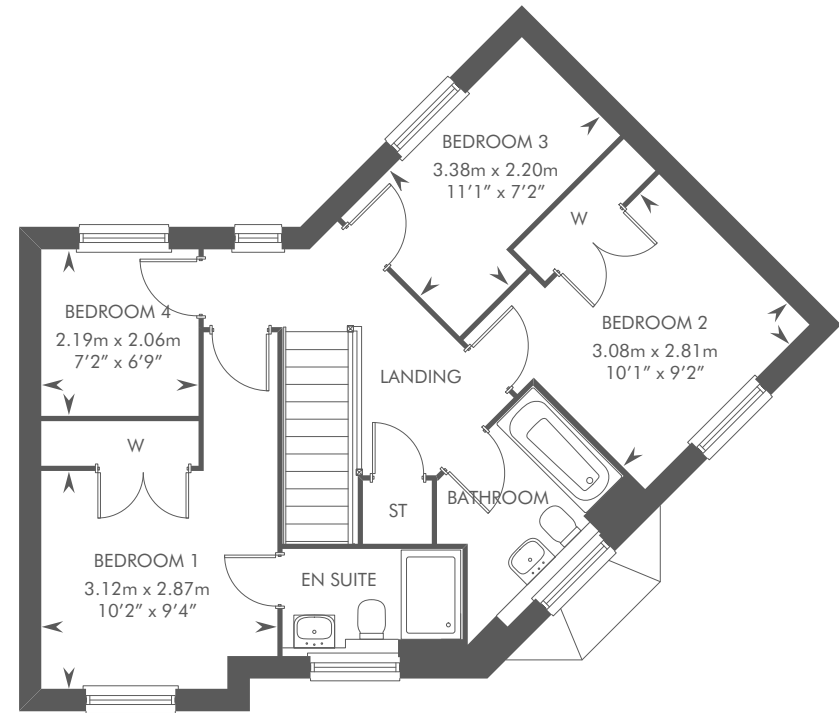
THE KEELCROFT

4 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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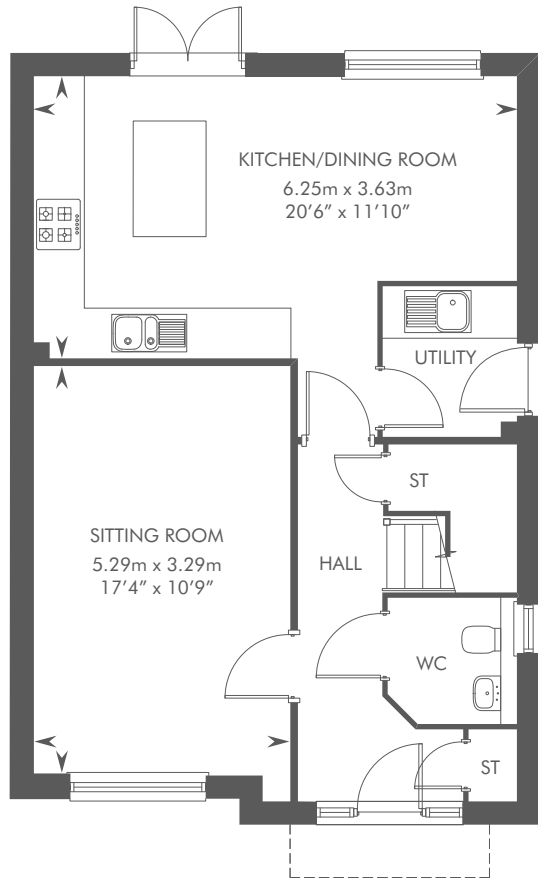


THE KINFIELD

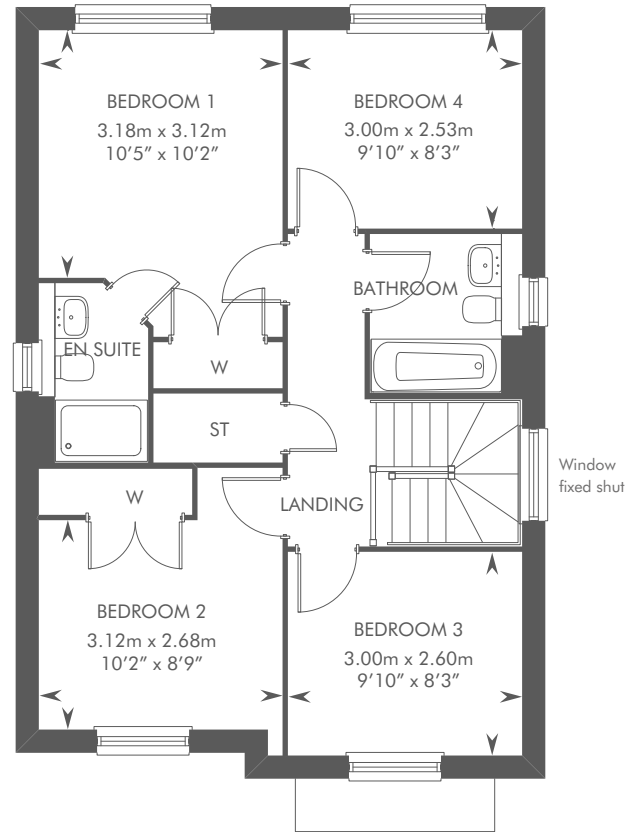
4 BEDROOM DETACHED HOME WITH GARAGE



THE KINFIELD
PLOTS 29 & 48 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

ST: Store cupboard. W: Wardrobe. Please ask your Sales Consultant for further details.

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Computer generated image - The Lenham

THE LENHAM

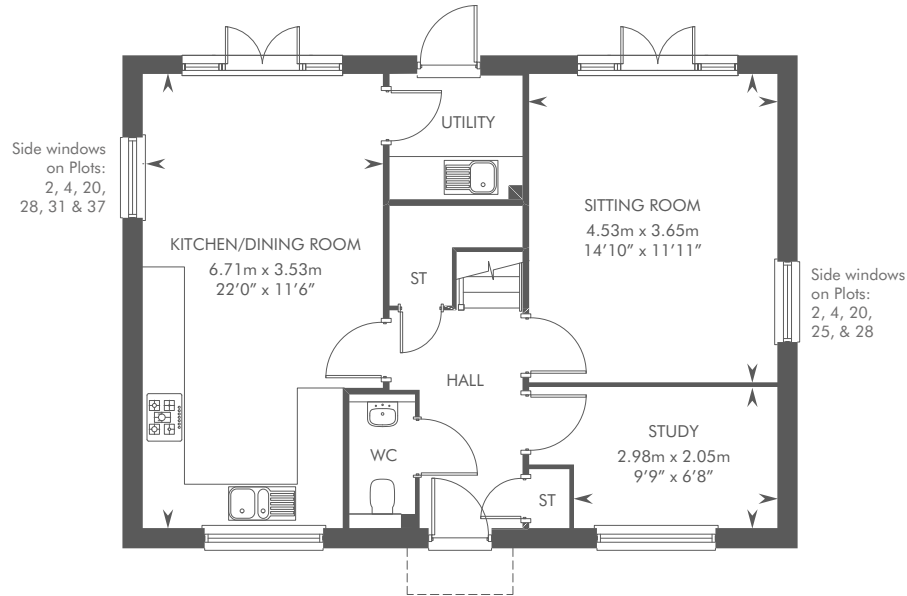
4 BEDROOM DETACHED HOME WITH GARAGE



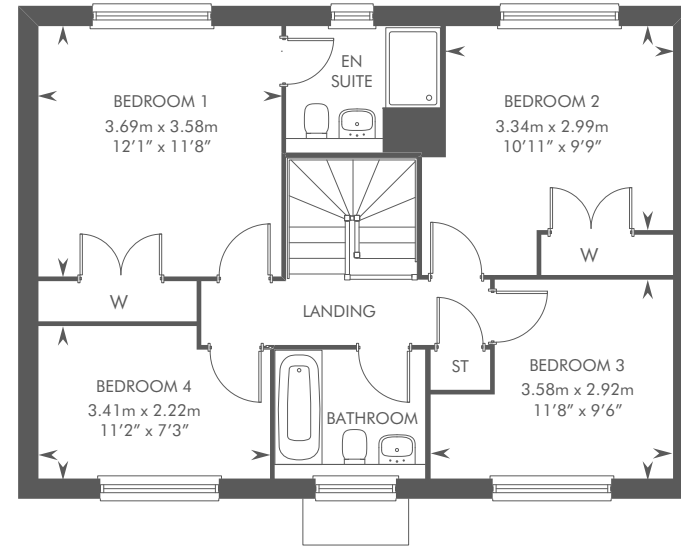
THE LENHAM

PLOTS 4, 12, 20 & 25 – AS SHOWN

PLOTS 2, 28, 31 & 37 – HANDED



GROUND FLOOR



FIRST FLOOR

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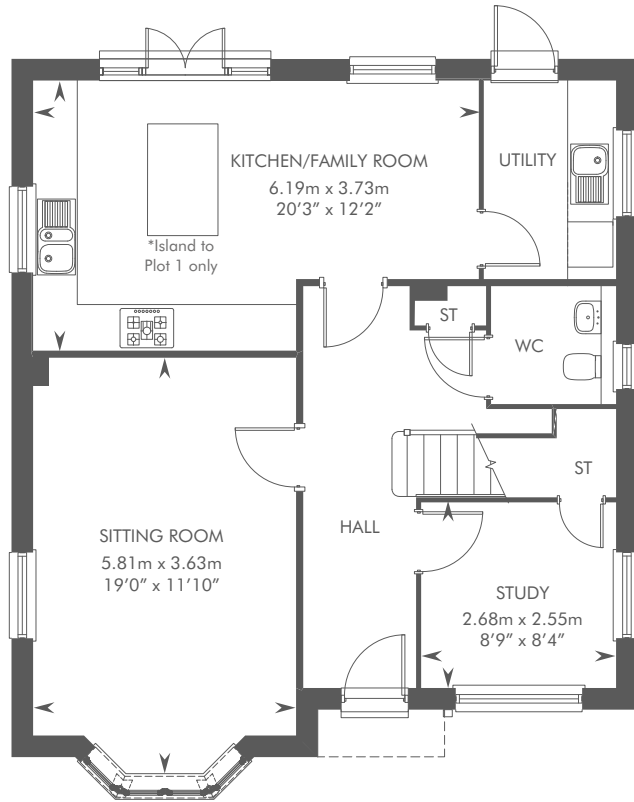
Computer generated image - The Nenhurst

THE NENHURST

4 BEDROOM DETACHED HOME WITH GARAGE

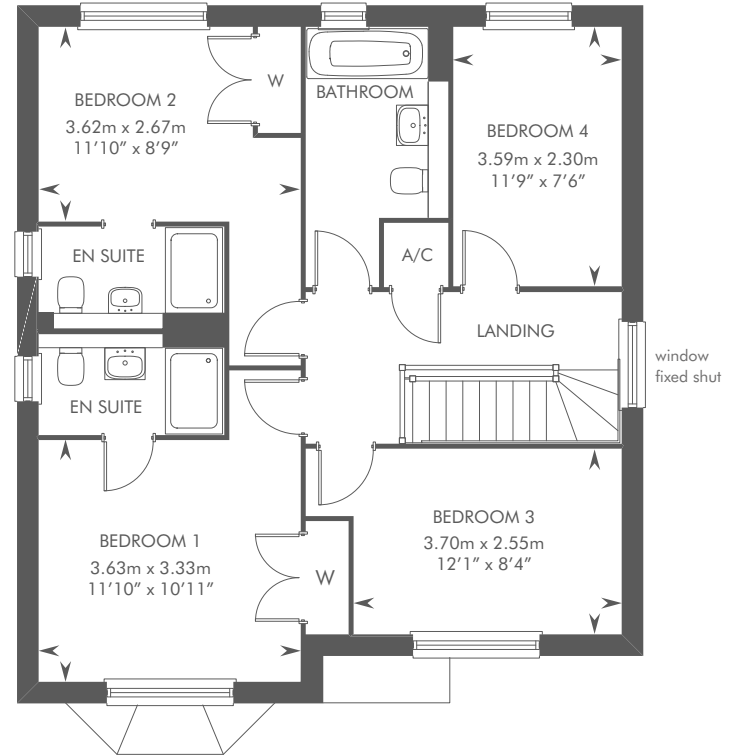


THE NENHURST
 PLOTS 1, 30, 35 & 47 – AS SHOWN
 PLOT 46 – HANDED



GROUND FLOOR

Window on plots:
 1 & 30 only



FIRST FLOOR

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

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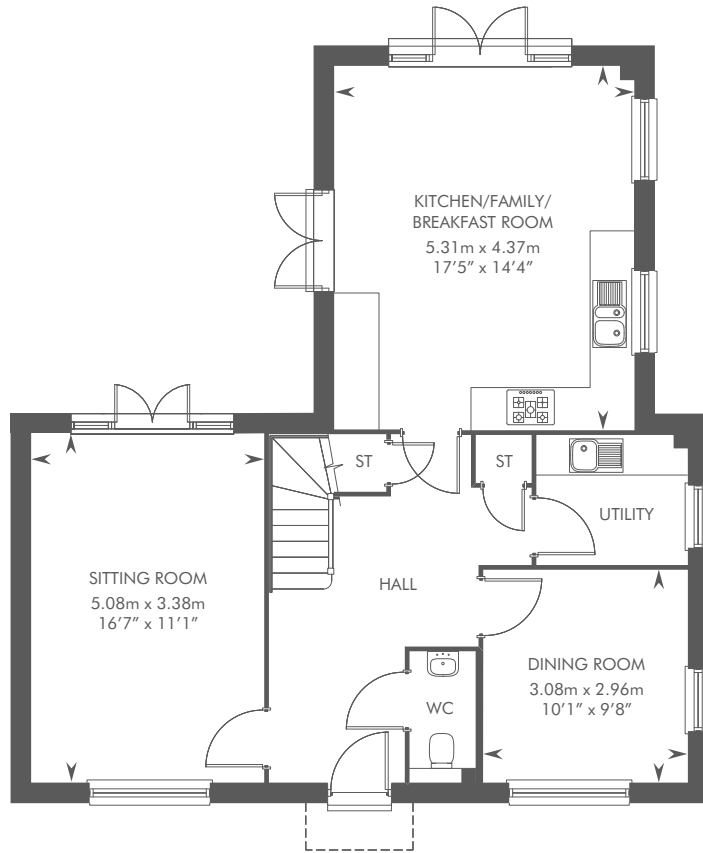
Computer generated image - The Nessvale

THE NESSVALE

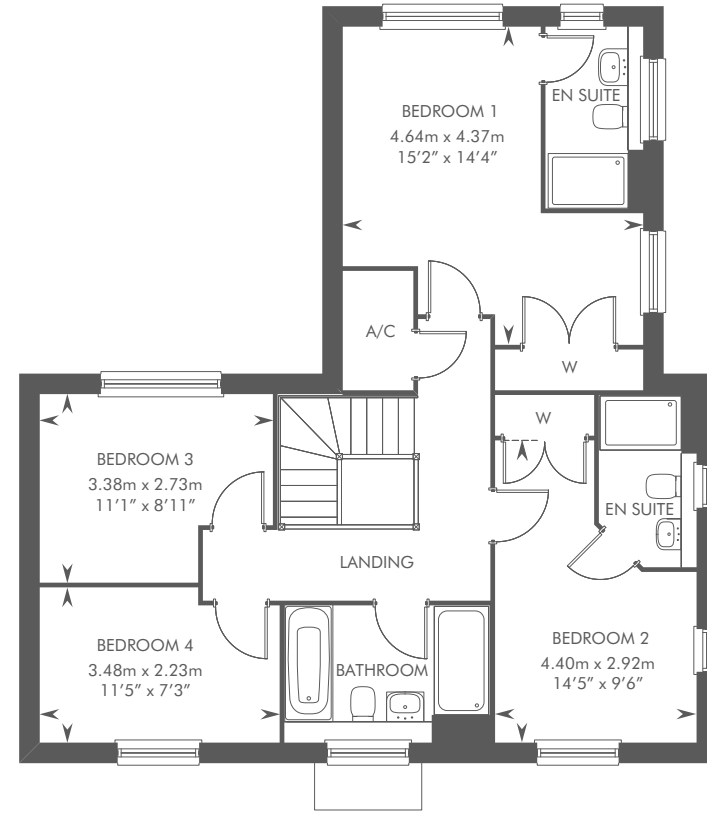
4 BEDROOM DETACHED HOME WITH GARAGE



THE NESSVALE
 PLOTS 32, 36, 45, 55 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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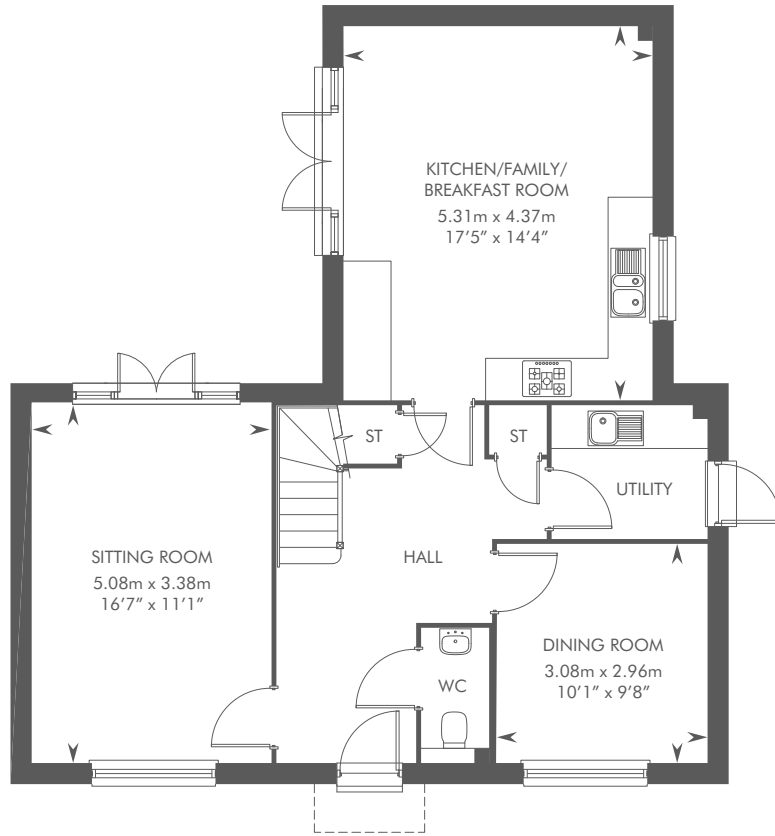
Computer generated image - The Bespoke Nessvale

THE BESPOKE NESSVALE

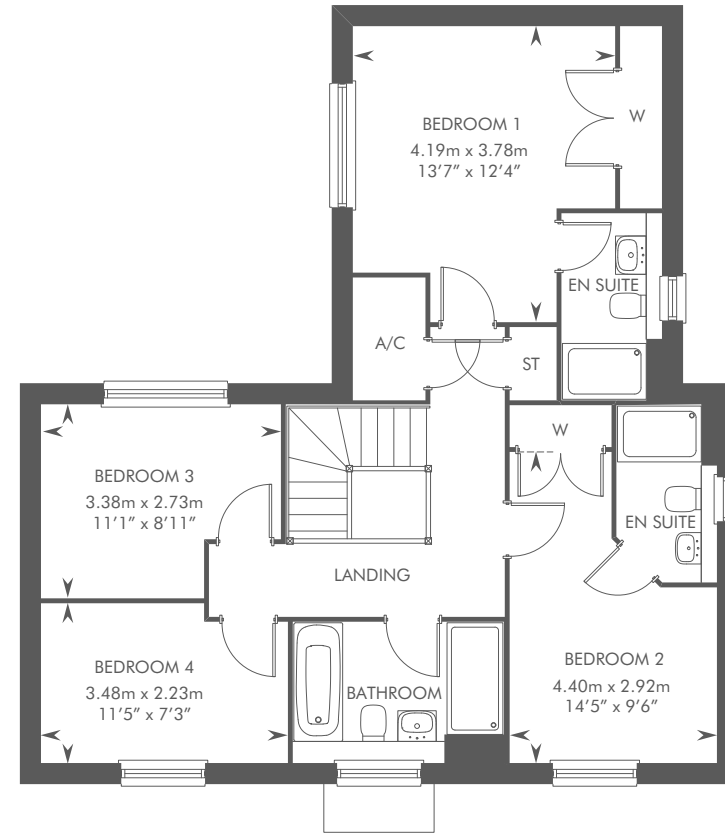
4 BEDROOM DETACHED HOME WITH GARAGE



THE BESPOKE NESSVALE
 PLOT 27 – AS SHOWN
 PLOT 26 – HANDED



GROUND FLOOR



FIRST FLOOR

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

The consumer protection from unfair trading regulations 2008. CALA Homes (North home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. CALA reserves the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. Floor plans, dimensions and specifications are correct at the time of print.





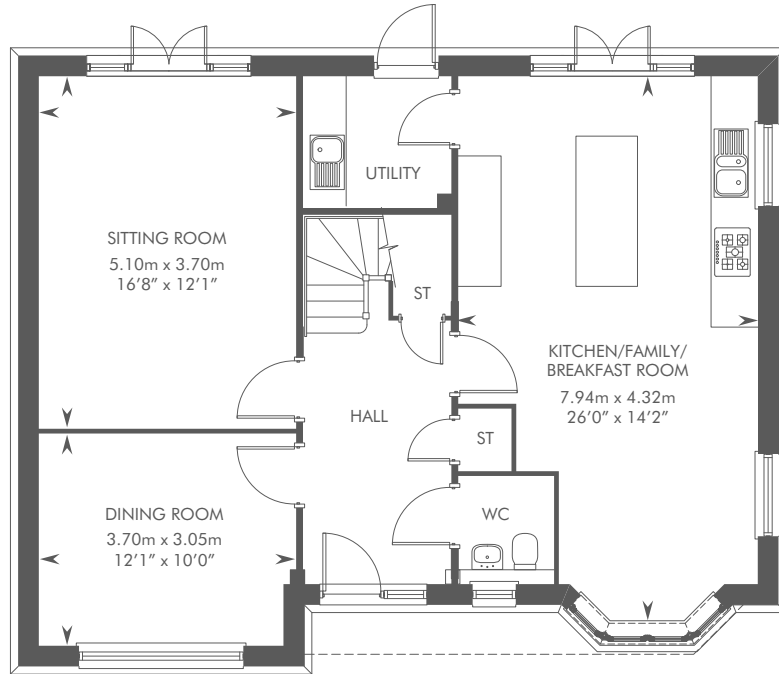
Computer generated image - The Osmore

THE OSMORE

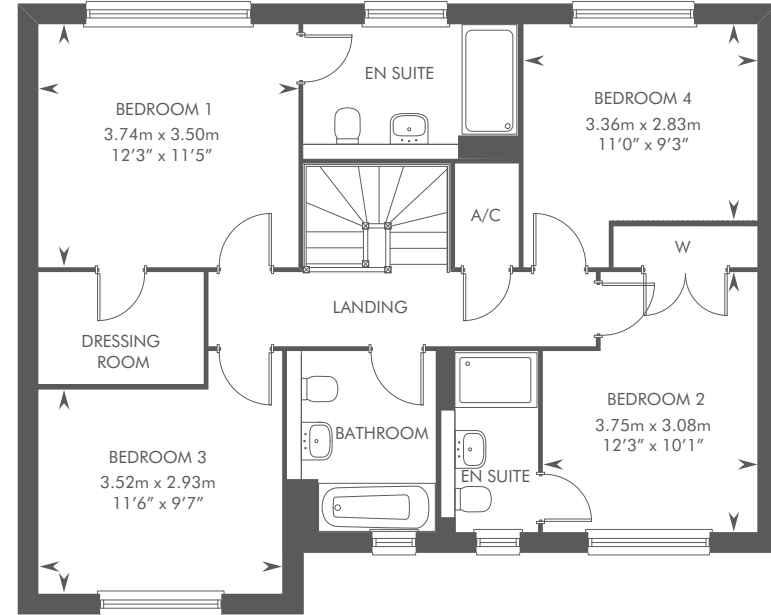
4 BEDROOM DETACHED HOME WITH GARAGE



THE OSMORE
 PLOT 33 – AS SHOWN
 PLOT 34 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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NEWLANDS PARK
MISTLEY

HOUSE SPECIFICATION

THE DINFIELD, THE GOSFIELD, THE HIMSCOT, THE HISWICK & THE HORNFORD



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
- Bosch stainless steel chimney extractor hood
- Indesit integrated dishwasher
- Bosch built-in single oven
- Bosch 4-burner ring ceramic 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
- High gloss vanity units to family bathroom and en suite one (3 bedroom homes only)
- 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 family bathroom and en suite one
- Quality wall tiling
- Quality Amtico Spacia flooring

PLUMBING, HEATING & ELECTRICAL

- White switches and sockets throughout with USB ports (where applicable)
- 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 bedroom one*
- Telephone sockets in sitting room, and study/bedroom*
- Ceiling mounted smoke detectors
- Electric spur to sitting room for fireplace*
- Electric spur to storage cupboard 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



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 communal 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.



NEWLANDS PARK
MISTLEY

HOUSE SPECIFICATION

THE JAYFIELD, THE KINFIELD, THE LENHAM, THE NENHURST,
THE NESSVALE, THE BESPOKE NESSVALE, THE OSMORE & THE KEELCROFT



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 and en suite one
- 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 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, 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 bedroom one*
- Telephone sockets in sitting room, kitchen and study/bedroom*
- Ceiling mounted smoke detectors
- Electric spur to sitting room for fireplace*
- Electric spur to storage cupboard for burglar alarm*

INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors*
- Built-in wardrobe to bedroom one and bedroom two
- 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 communal 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

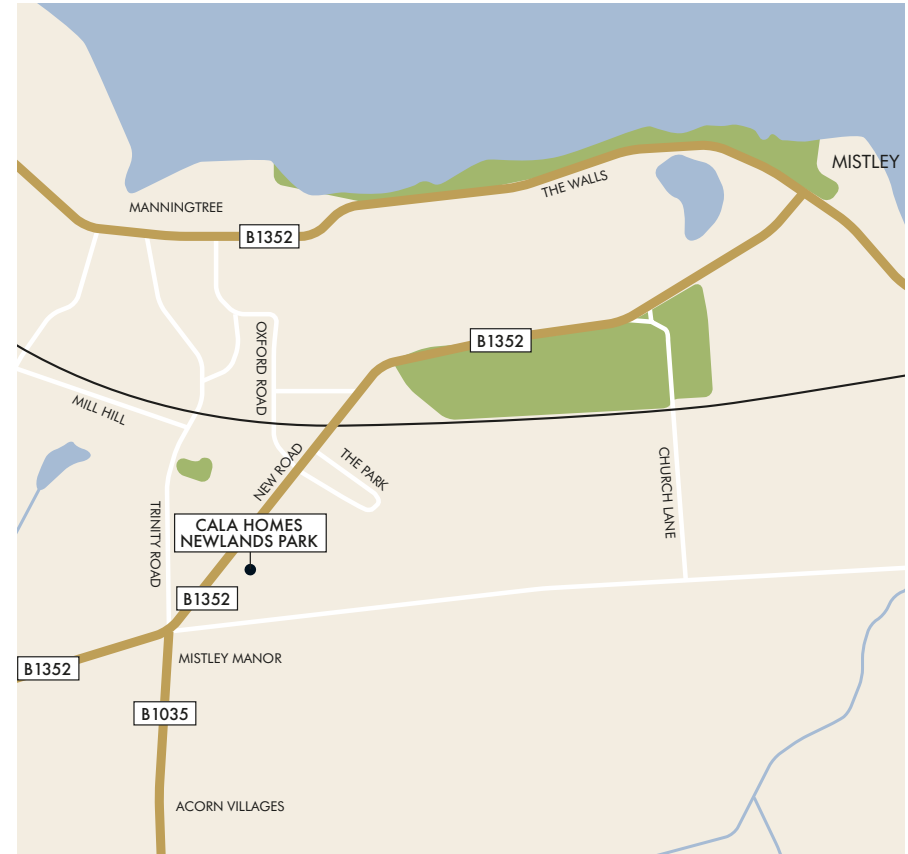
*Plot specific detail. Please speak to sales consultant for information.

PERFECTLY LOCATED

NEWLANDS PARK, NEW ROAD, MISTLEY, MANNINGTREE, ESSEX, CO11 2AG



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Mistley Towers – 0.3 miles
- Manifest Theatre – 0.3 miles
- Manningtree High Street – 0.6 mile
- Mistley Kitchen – 0.7 mile
- Lawford Church of England
Voluntary Aided Primary School – 0.8 miles
- Mistley Train Station – 0.9 miles
- Manningtree High School – 1 mile
- Manningtree Train Station – 1.3 miles
- Highfields Primary School – 1.5 miles



BY CAR

- The Munnings Art Museum – 4.2 miles
- Flatford Mill – 5.2 miles
- The A12 – 5.5 miles
- Green Island Gardens – 6.5 miles
- Colchester Town Centre – 9.9 miles
- Ipswich Town Centre – 12.1 miles
- Harwich International Ferry Port – 12.5 miles
- A120 – 15.5 miles
- Colchester Zoo – 15.7 miles
- Stansted Airport – 42 miles
- M11 – 46.5 miles



BY RAIL FROM MISTLEY STATION

- Harwich International Station – 13 mins
- Colchester Station – 14 mins
- Ipswich Station – 16 mins
- London Liverpool Street Station – 1 hr 9 mins





Stock photography



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



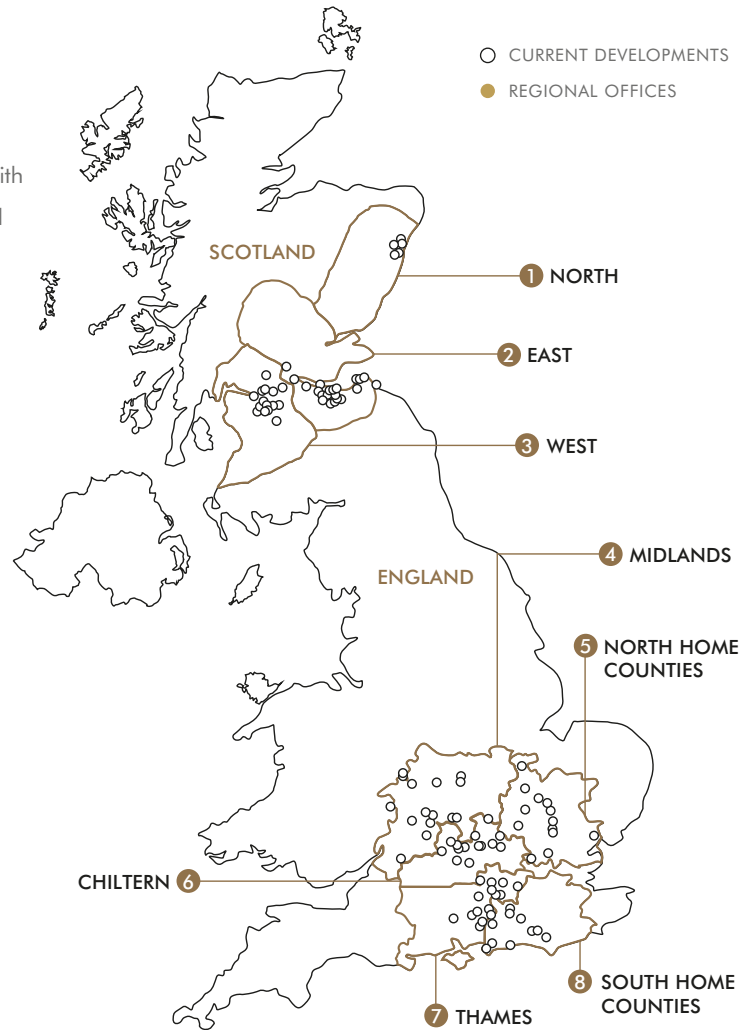
INVESTMENT IN
OUR PEOPLE



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