



CAFÉ FIELDS  
PUCKERIDGE

CALA HOMES  
BUILT FOR YOUR NEXT CHAPTER





# CAFÉ FIELDS

## DISCOVER YOUR OWN COUNTRY IDYLL

It's the family space and idyllic semi-rural surroundings you've always wanted. Our exclusive new selection of 2, 3, 4 and 5 bedroom detached, semi-detached homes and bungalows offers an enviable lifestyle in the picturesque Hertfordshire village of Puckeridge.

Light and contemporary throughout, together with CALA's high specification as standard, these beautiful homes have been designed to blend in with and enrich the local neighbourhood character. Everyday amenities and schools are right on your doorstep, while Bishop's Stortford, Hertford and Ware are just a short drive away, making Café Fields a relaxed retreat where you can enjoy the best of all worlds.



Local area photography



Stock photography



Photography from a previous CALA development







Stock photography



















Photography of a previous CALA development





# CAFÉ FIELDS

## THE DEVELOPMENT

- 
**THE TILHURST**  
 5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE  
 PLOT 26
- 
**THE BARWICK**  
 4 BEDROOM DETACHED HOME WITH STUDY/5TH BEDROOM AND GARAGE  
 PLOTS 37, 38 & 42
- 
**THE WIDFORD**  
 4 BEDROOM DETACHED HOME WITH STUDY/5TH BEDROOM AND DOUBLE GARAGE  
 PLOTS 41, 43 & 44
- 
**THE BENINGTON**  
 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE  
 PLOTS 58 & 84
- 
**THE FARNHAM**  
 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE  
 PLOTS 33, 35 & 36
- 
**THE KINFIELD**  
 4 BEDROOM SEMI-DETACHED HOME WITH GARAGE  
 PLOTS 16 & 17
- 
**THE NATLAND**  
 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE  
 PLOT 60
- 
**THE NESSVALE**  
 4 BEDROOM DETACHED HOME WITH GARAGE  
 PLOTS 13, 19, 25, 46, 47, 68 & 69
- 
**THE OSMORE**  
 4 BEDROOM DETACHED HOME WITH GARAGE  
 PLOTS 24, 45, 48, 59, 62, 67, 80, 82 & 83
- 
**THE PEBWORTH**  
 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE  
 PLOTS 27, 61, 63, 64 & 81
- 
**THE WHEMPSTEAD**  
 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE  
 PLOTS 29, 30, 34, 49, 50, 54 & 56
- 
**THE ALBURY**  
 3 BEDROOM DETACHED HOME WITH STUDY/4TH BEDROOM AND GARAGE  
 PLOTS 52, 55 & 57
- 
**THE HALTWICK**  
 3 BEDROOM DETACHED HOME WITH STUDY/4TH BEDROOM AND INTEGRAL GARAGE  
 PLOTS 28, 31, 32, 51 & 53
- 
**THE HUNSDON**  
 2 BEDROOM DETACHED HOME WITH STUDY/3RD BEDROOM AND GARAGE  
 PLOTS 39 & 40
- 
**THE HORMEAD**  
 2 BEDROOM DETACHED BUNGALOW WITH STUDY AND GARAGE  
 PLOTS 18, 65 & 66
- 
**HOUSING ASSOCIATION**



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. Dotted lines to garden denotes change in ground levels. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Substation.



## 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](https://www.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 kitchen with built-in appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings, along with 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](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Photography from a previous CALA development



Stock photography



## 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

Matt Evans and Nikki Price, who lived in London for six years, made the decision to re-locate 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 continues: "As first-time buyers, we'd done our research into schemes available to help us on to 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



"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









# PUCKERIDGE

## THE MOST ENVIABLE OF VILLAGE SETTINGS

Sitting close to the River Rib, Puckeridge village is surrounded by open fields and attractive East Hertfordshire countryside.

Dating back to the Celts and the former setting of a Roman town, Puckeridge was at the crossroads of two major Roman roads which later became a popular stop on the Cambridge to London coaching route, with many taverns and inns. Now a highly desirable place to call home, the village benefits from two public houses, an artisan farm shop & café, a tea room, pharmacy, three hair salons, petrol station, garage and gift shop, along with a GP, community centre, two primary schools and a nursery.

The historic towns of Hertford and Ware are less than ten miles away, with many timber-framed buildings, riverside gazebos and scenic parks, including the Grade 1 Listed Hertford Castle. There are plenty of shops, bars and restaurants to enjoy too, with an even greater choice in Bishop's Stortford, which is about seven miles from Puckeridge.

Whether you fancy getting active or taking it easy, you'll also discover an array of golf and leisure clubs offering extensive facilities close by.

Families can choose from two primary schools in the village, the Ralph Sadleir School and the Ofsted rated 'Outstanding' St Thomas of Canterbury Catholic Primary School, not forgetting the Ofsted rated 'Outstanding' Roger de Clare CofE First School and Nursery, as well as a wide range of well-regarded state and independent schools throughout the local area.







Jacoby's



## EXCLUSIVITY WITH CONNECTIVITY

If you're looking for a healthy balance between work and life, Café Fields is a desirable new haven for busy commuters.

Situated to the north of Standon Hill, the adjacent A120 leads to Standon, Bishop's Stortford and the M11, while the A10 connects with Ware, Hertford and London, as well as Cambridge further to the north. The new Little Hadham Bypass construction is well underway and expected to open within the next 12 months which will help to improve journey times while supporting the local economy.

Ware train station is about 7 miles south of Puckeridge village, with frequent services reaching London Liverpool Street in around 46 minutes.

Should you wish to travel further afield for business or a family holiday, London Stansted Airport, just 12 miles away, offers a gateway to the world.

Distances and journey times are approximate and are taken from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)





Computer generated image - The Albury

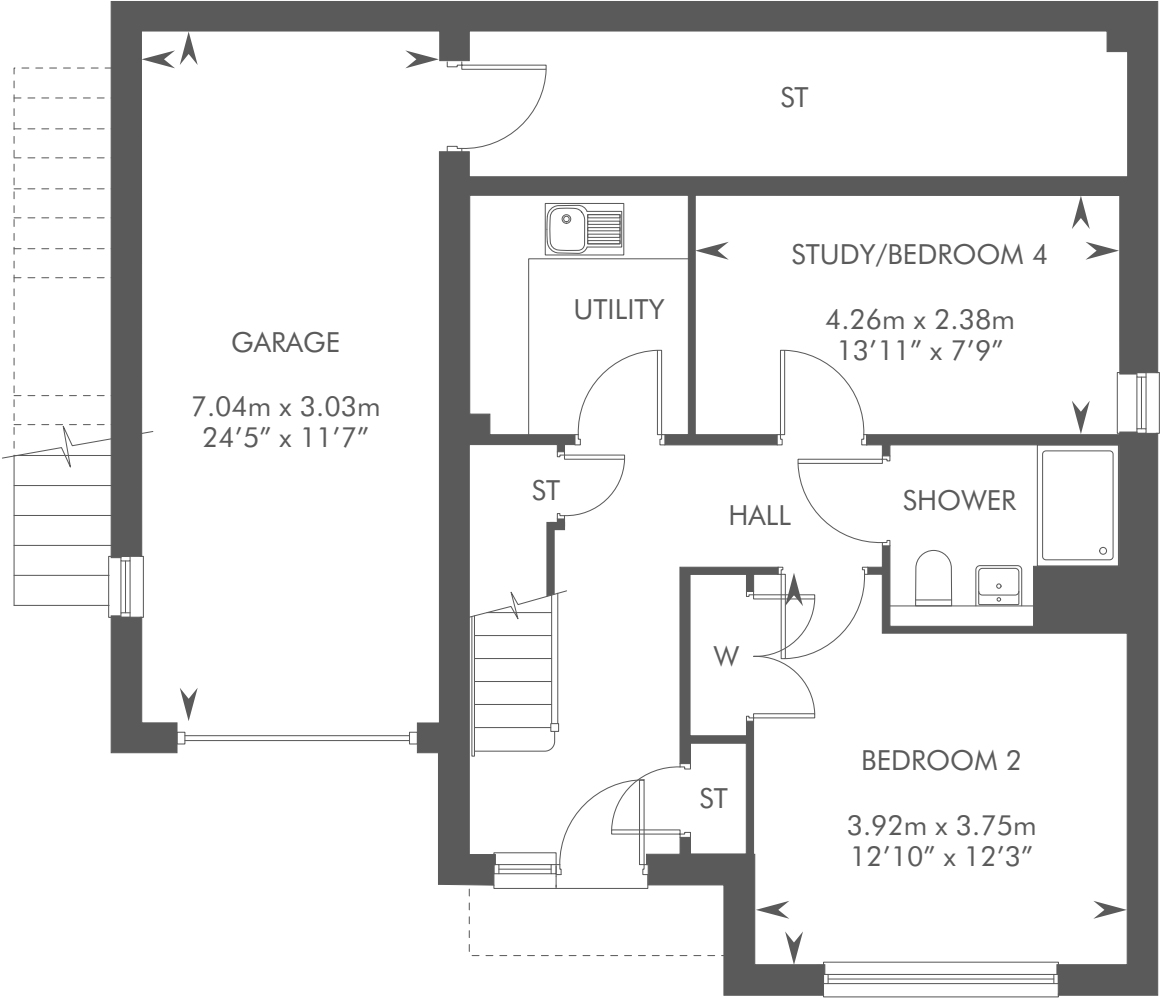
# THE ALBURY

3 BEDROOM DETACHED HOME WITH STUDY/4TH BEDROOM AND GARAGE



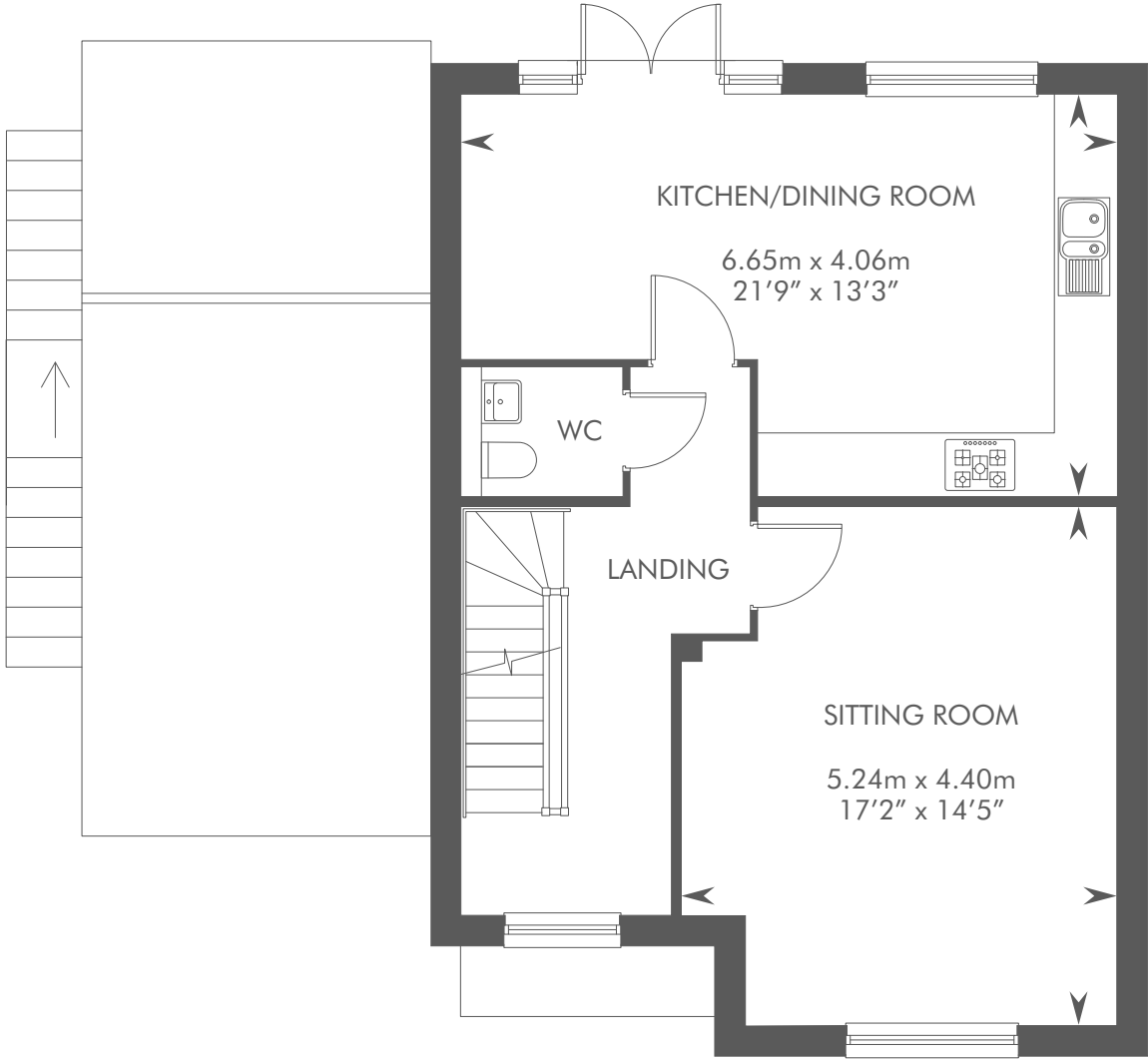


THE ALBURY  
PLOTS 52 & 55 – AS SHOWN  
PLOT 57 – HANDED



LOWER GROUND FLOOR

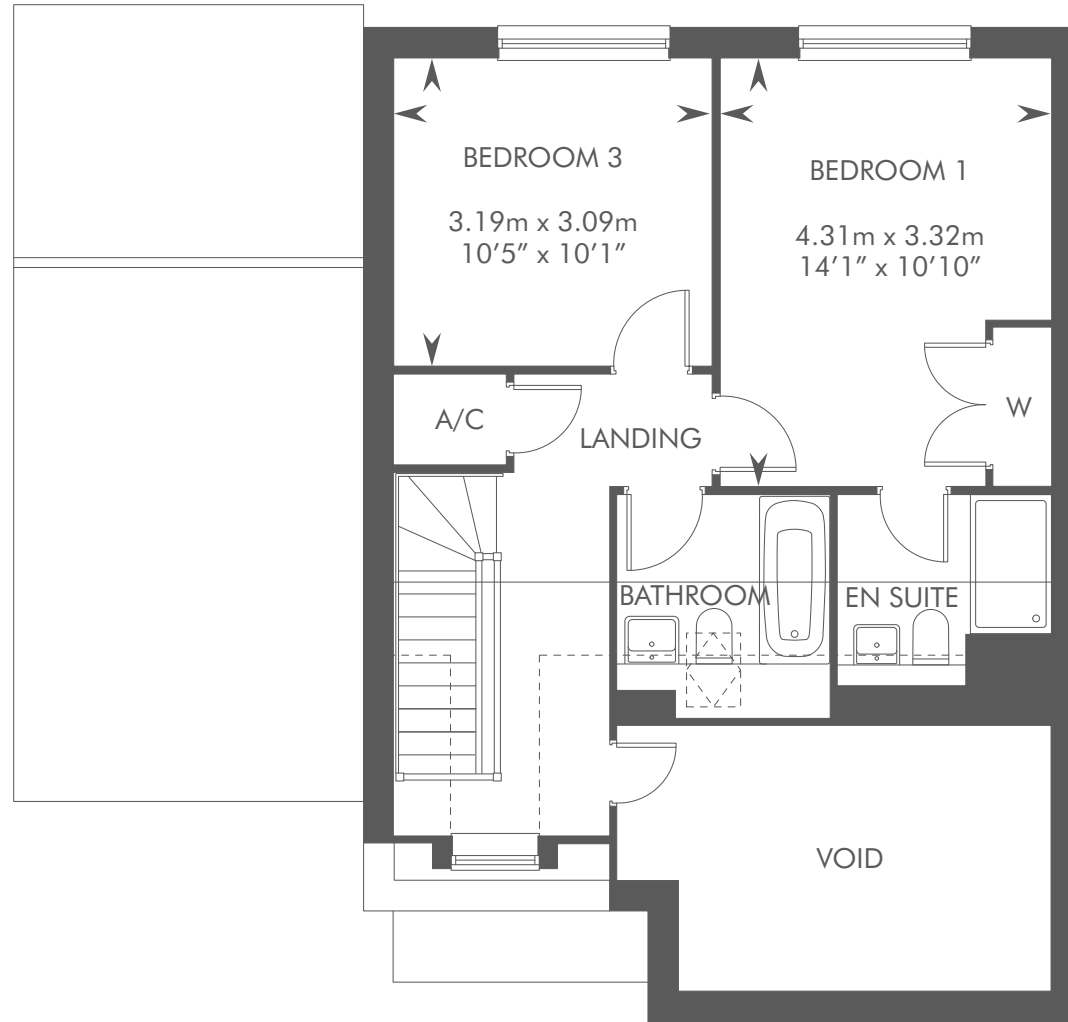
THE ALBURY  
PLOTS 52 & 55 – AS SHOWN  
PLOT 57 – HANDED



UPPER GROUND FLOOR



THE ALBURY  
PLOTS 52 & 55 – AS SHOWN  
PLOT 57 – HANDED



FIRST 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. Directional arrow shown on stairs is ascending. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. : Velux window.

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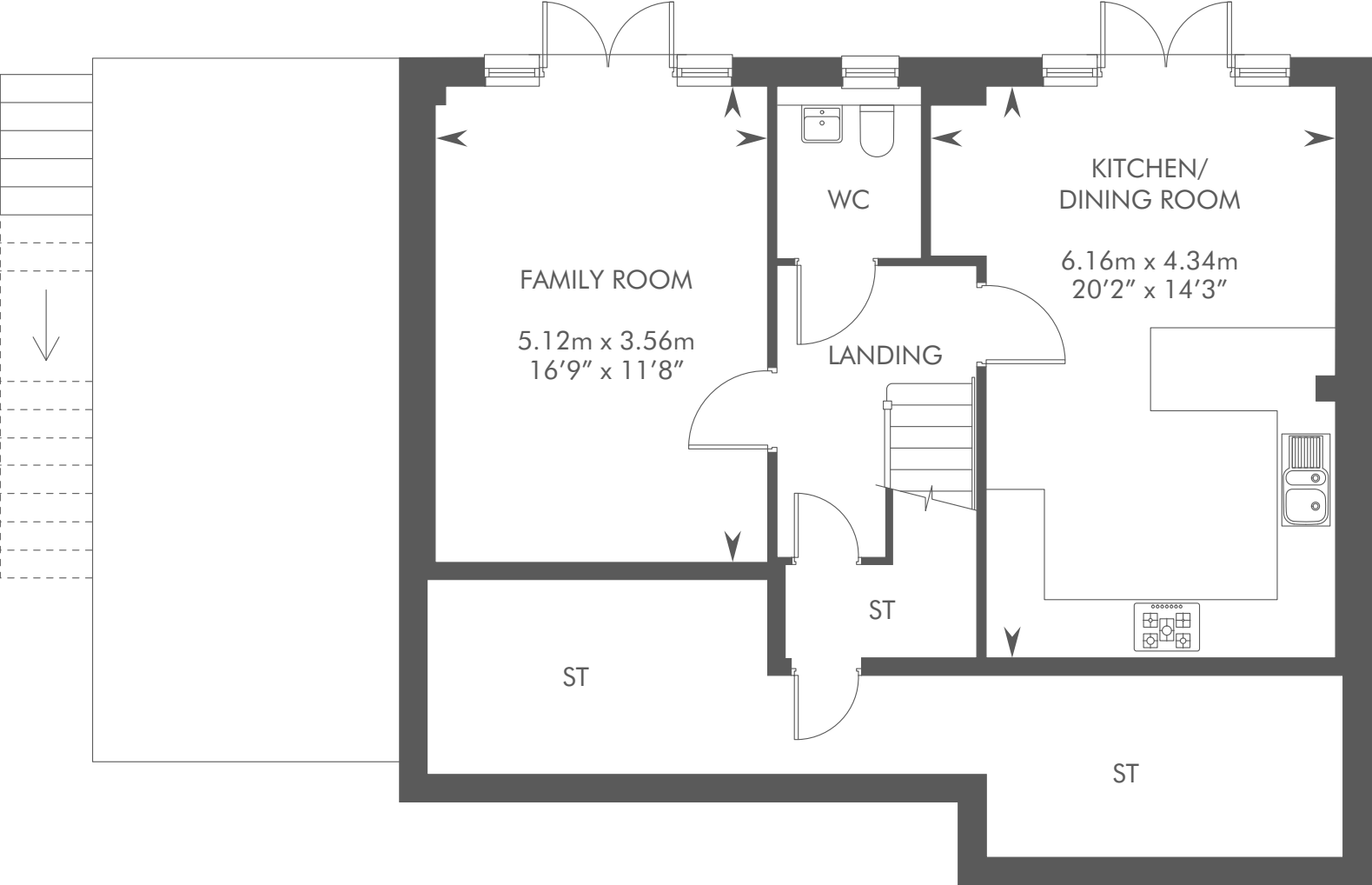
Computer generated image - The Barwick

# THE BARWICK

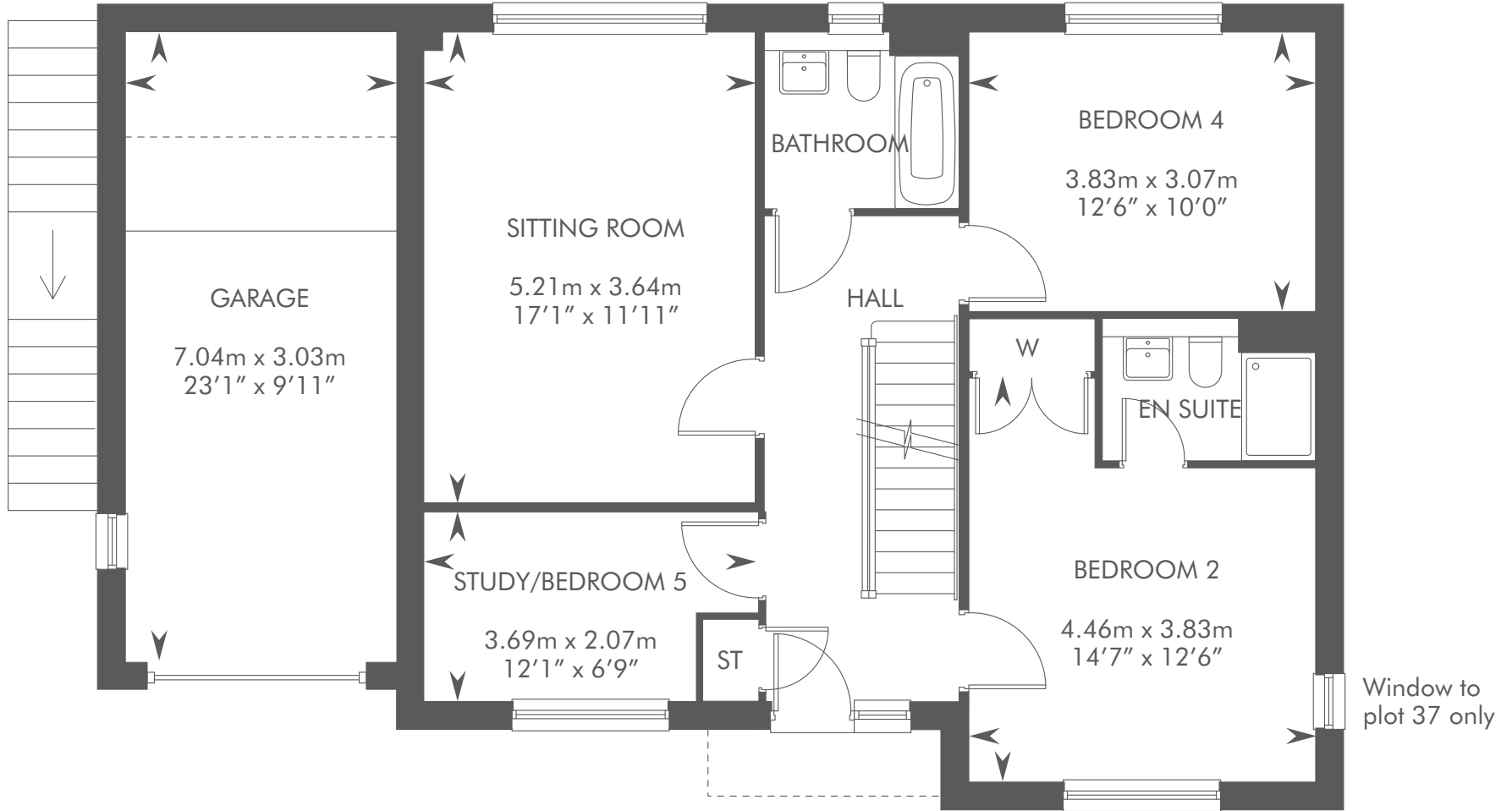
4 BEDROOM DETACHED HOME WITH STUDY/5TH BEDROOM AND GARAGE





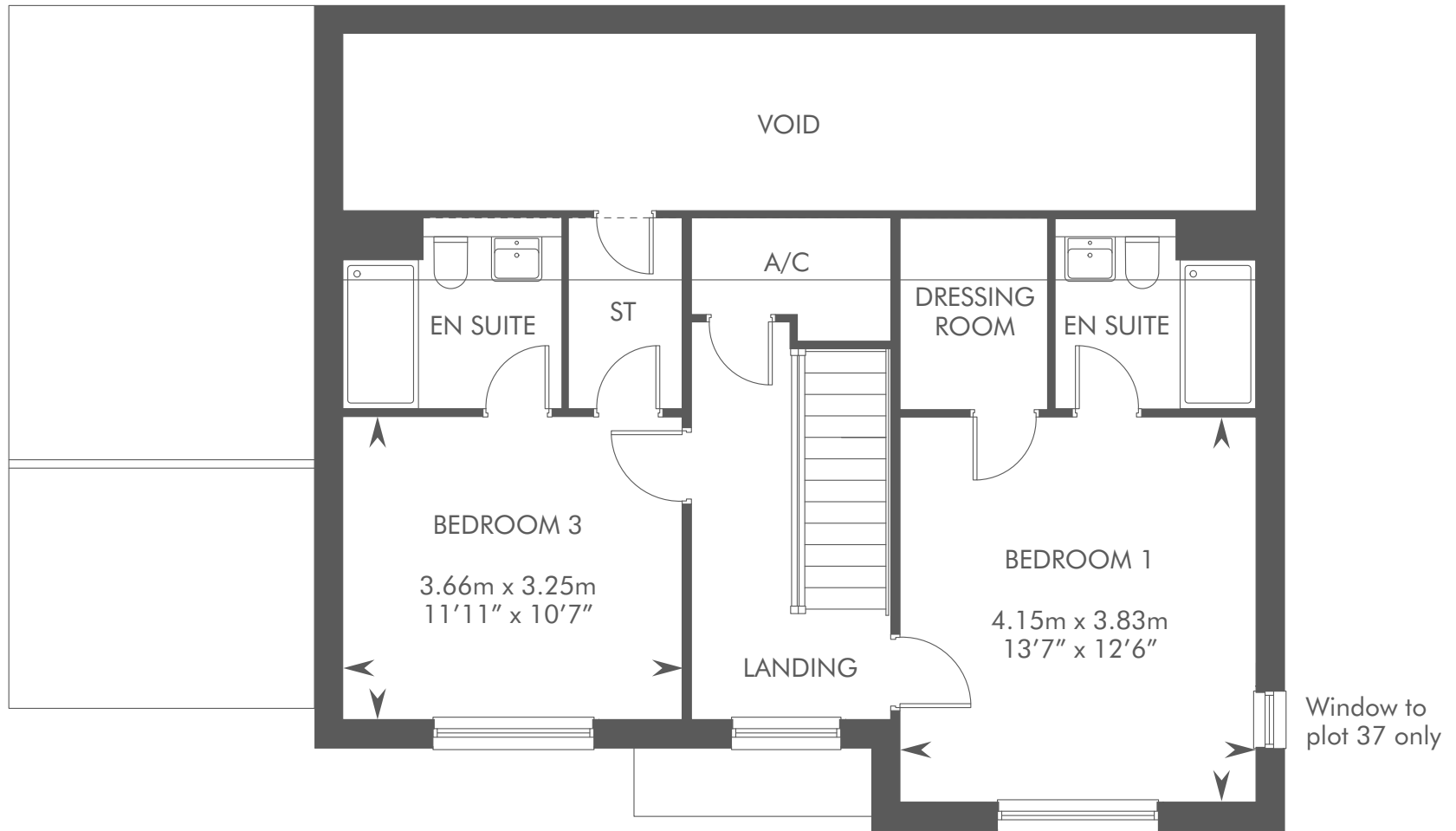


LOWER GROUND FLOOR



UPPER GROUND FLOOR





FIRST FLOOR

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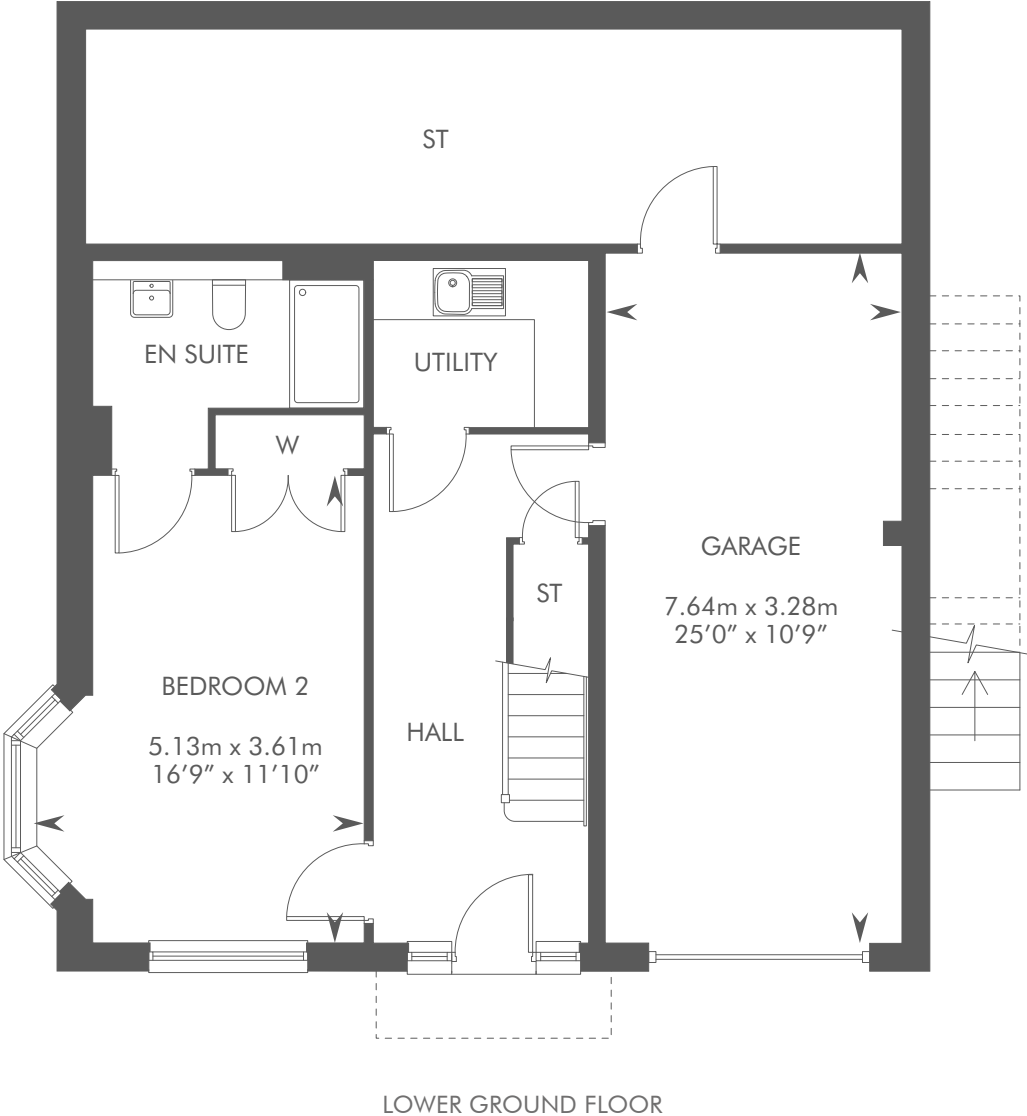
# THE BENINGTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

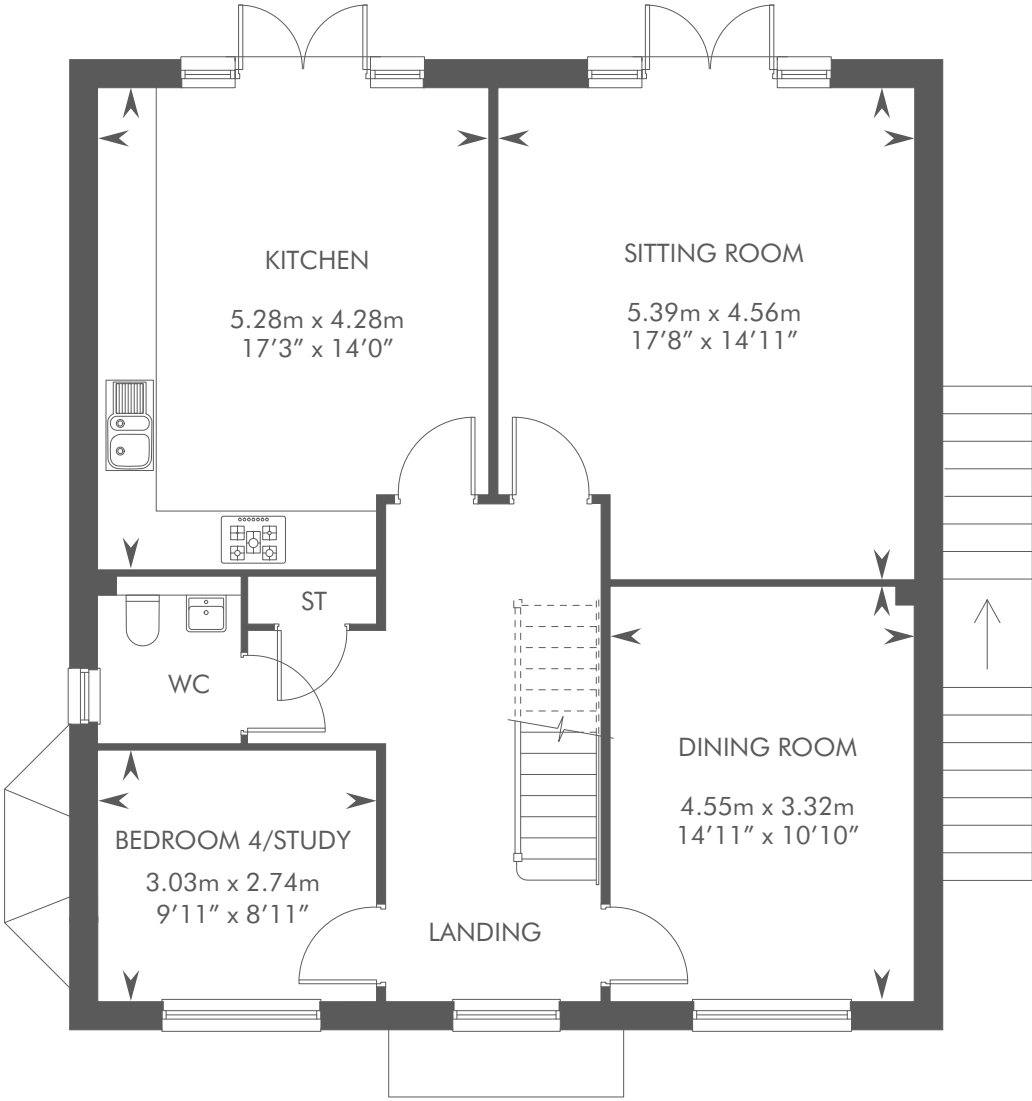




THE BENINGTON  
PLOT 58 – AS SHOWN  
PLOT 84 – HANDED



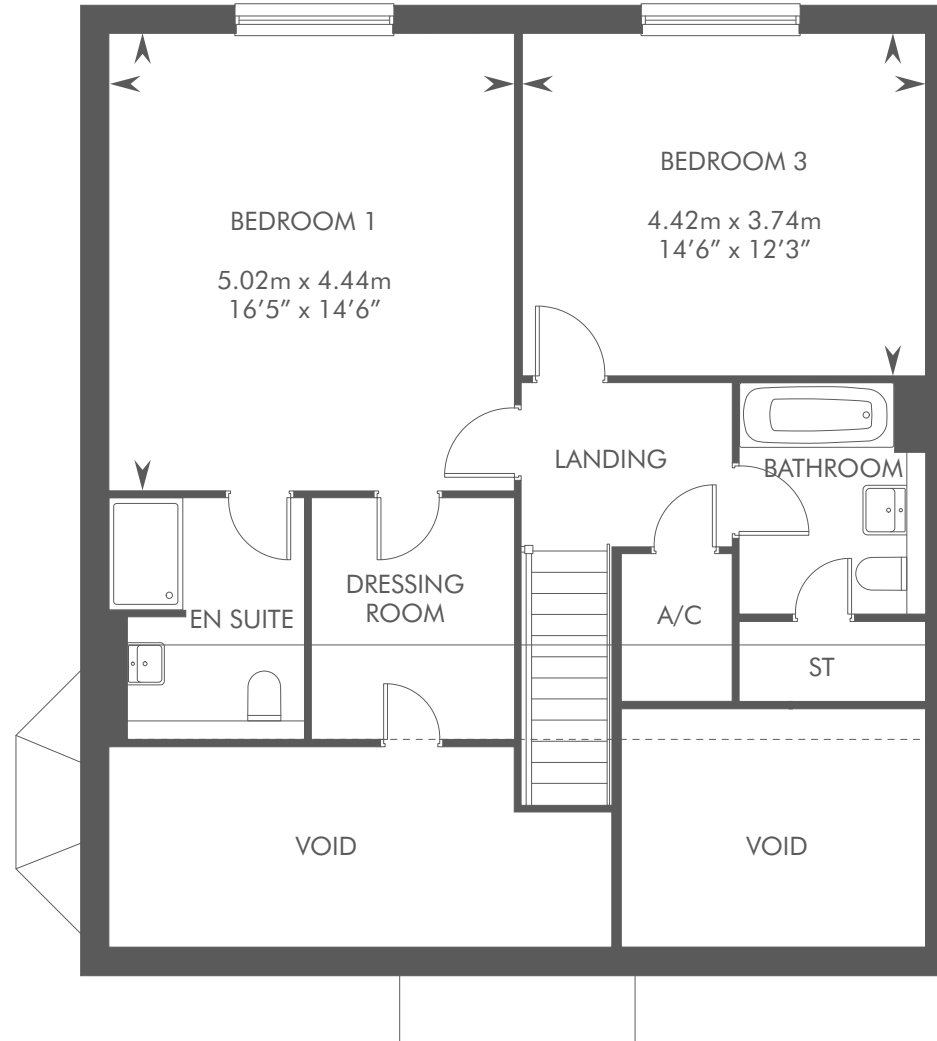
THE BENINGTON  
PLOT 58 – AS SHOWN  
PLOT 84 – HANDED



UPPER GROUND FLOOR



THE BENINGTON  
PLOT 58 – AS SHOWN  
PLOT 84 – HANDED



FIRST FLOOR

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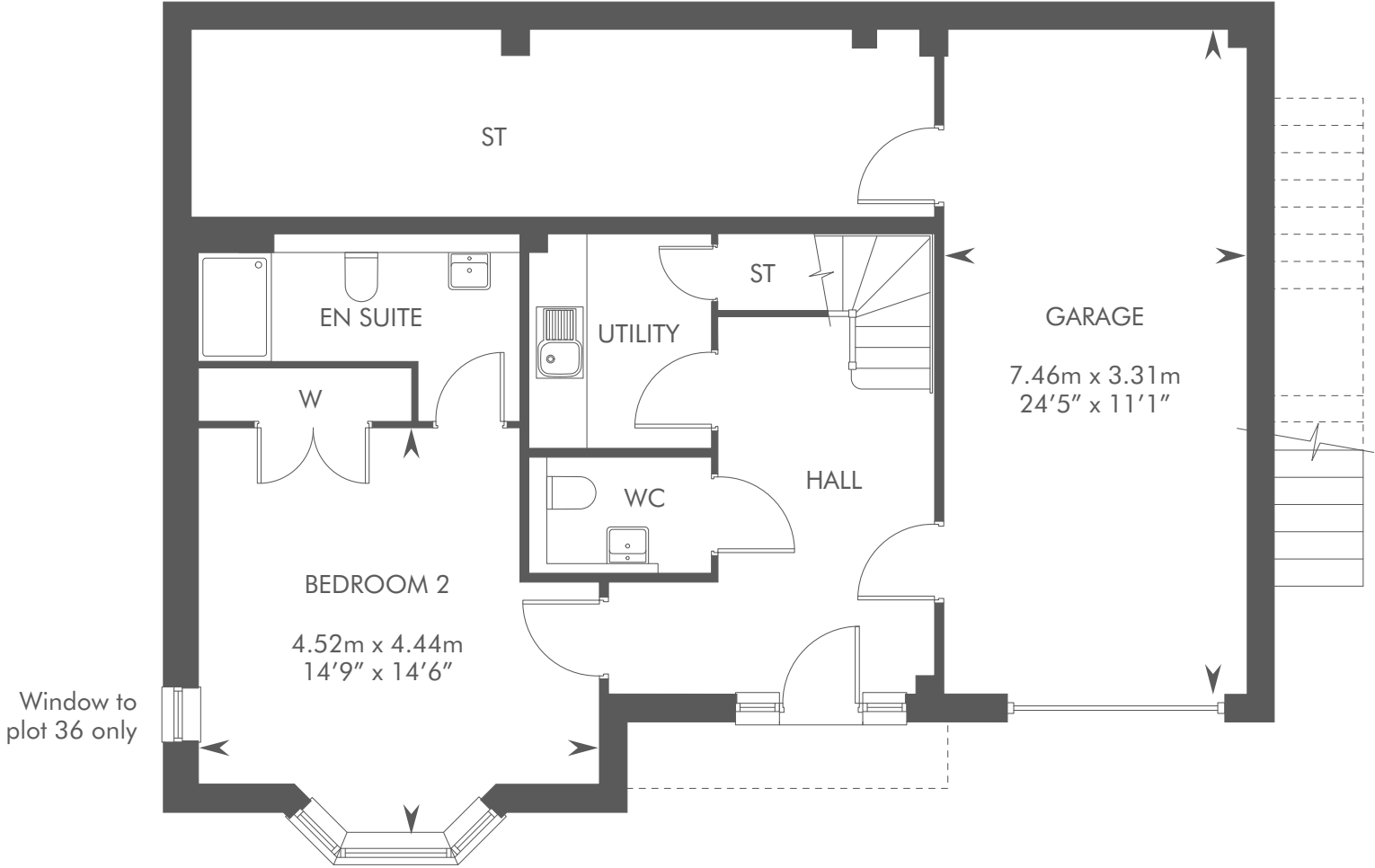


# THE FARNHAM

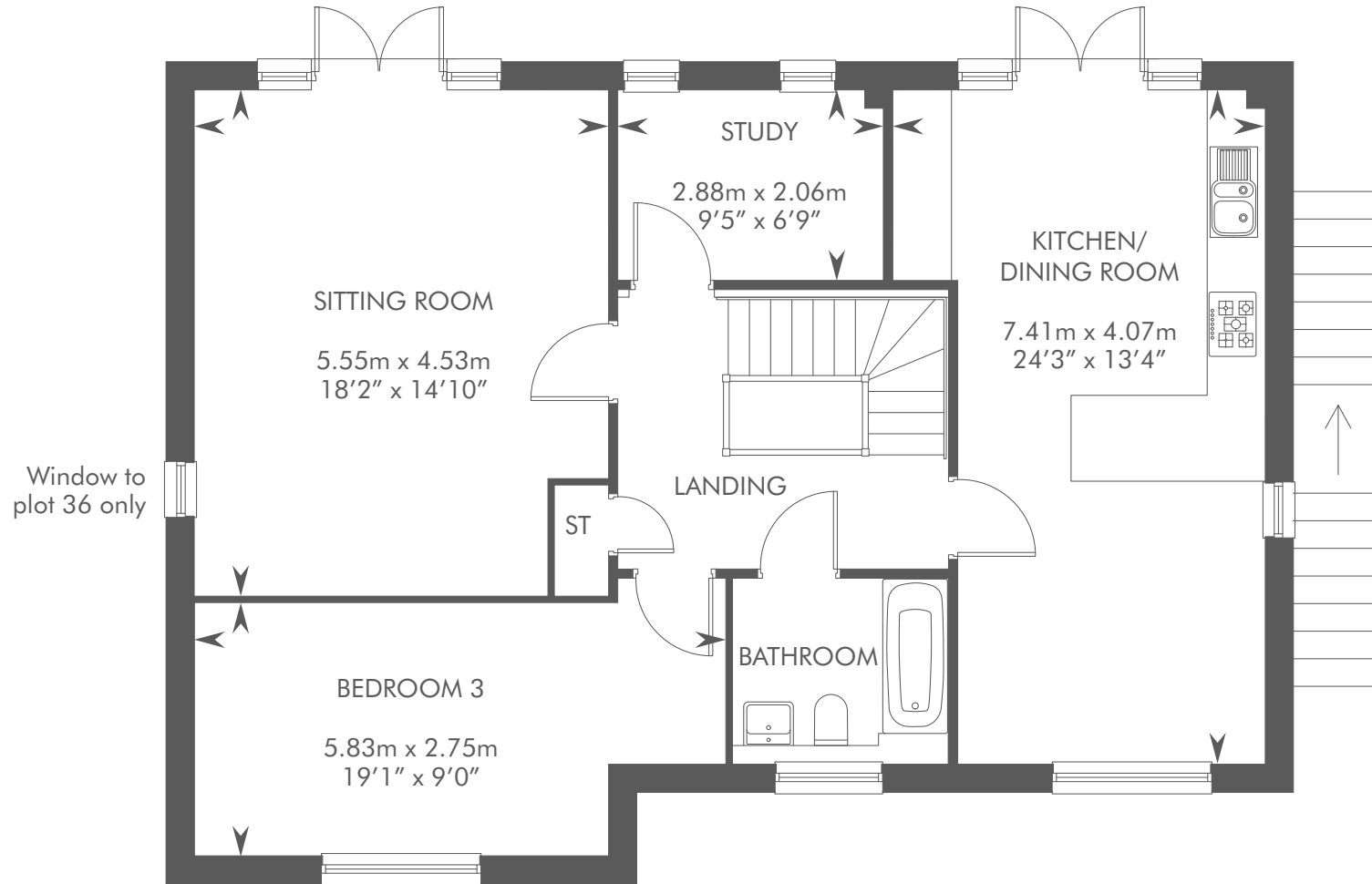
4 BEDROOM DETACHED HOME WITH STUDY AND INTEGRAL GARAGE





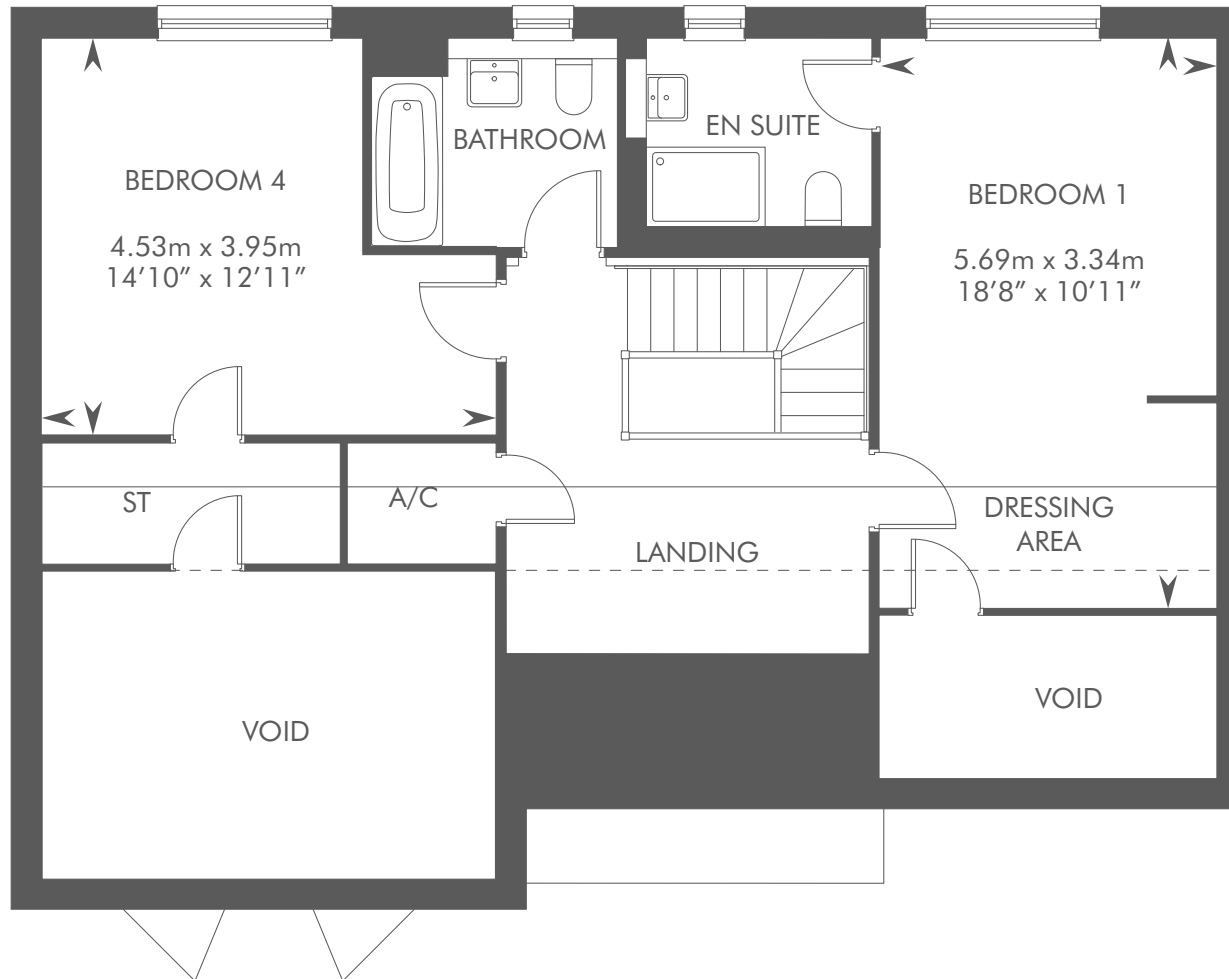


LOWER GROUND FLOOR



UPPER GROUND FLOOR





FIRST FLOOR

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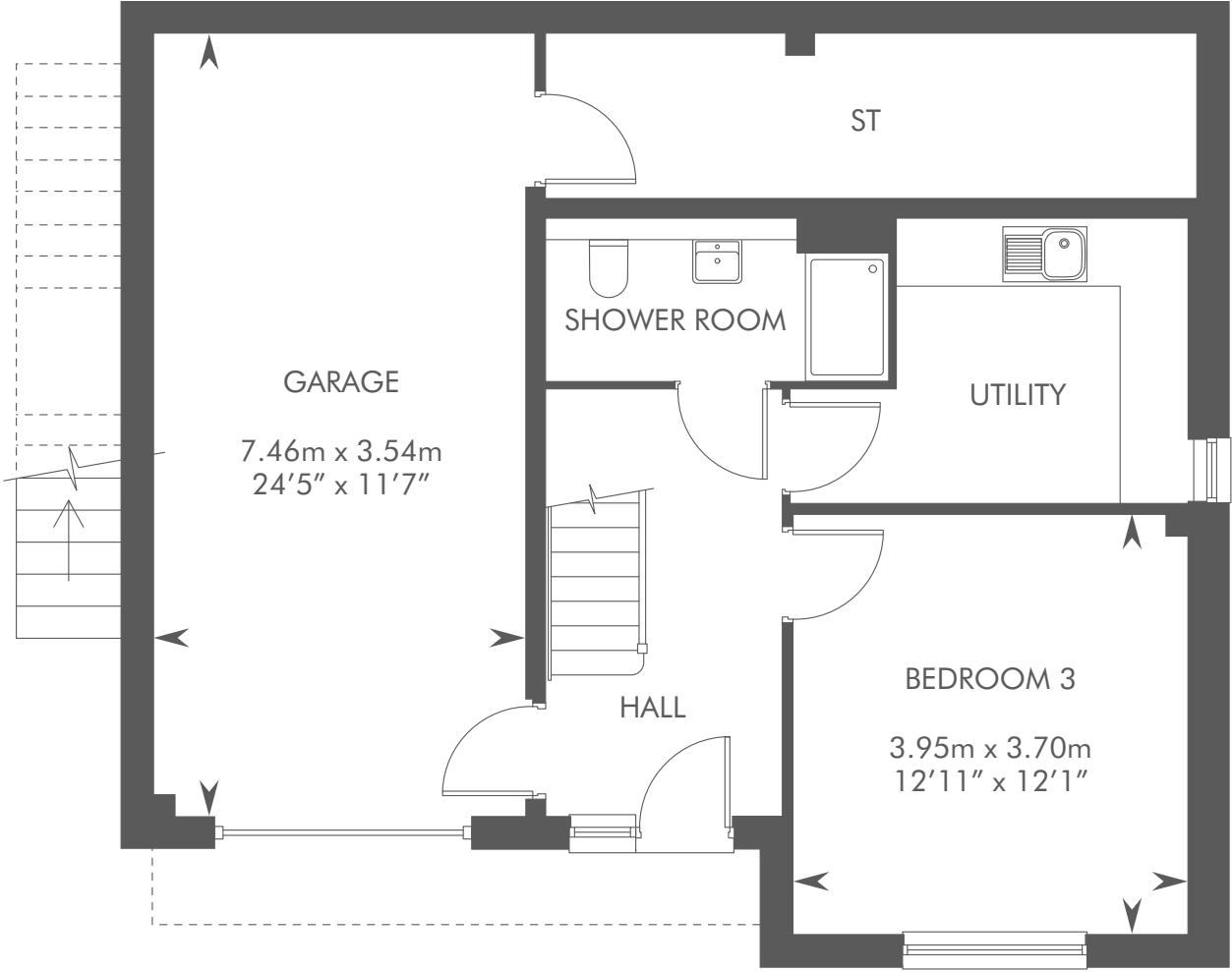
# THE HAULTWICK

3 BEDROOM DETACHED HOME WITH STUDY/4TH BEDROOM AND INTEGRAL GARAGE



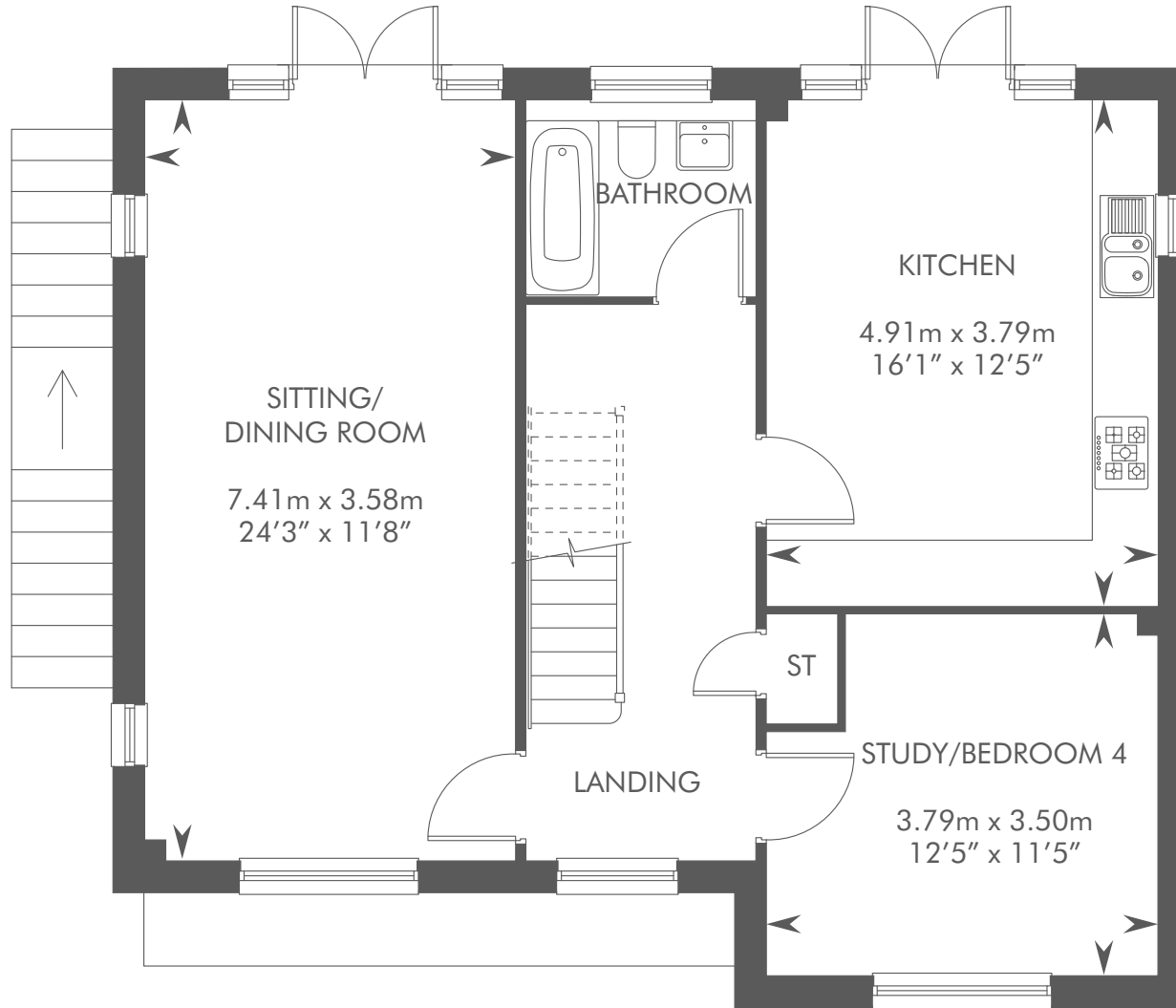


THE HAULTWICK  
PLOTS 28 & 53 – AS SHOWN  
PLOTS 31, 32 & 51 – HANDED



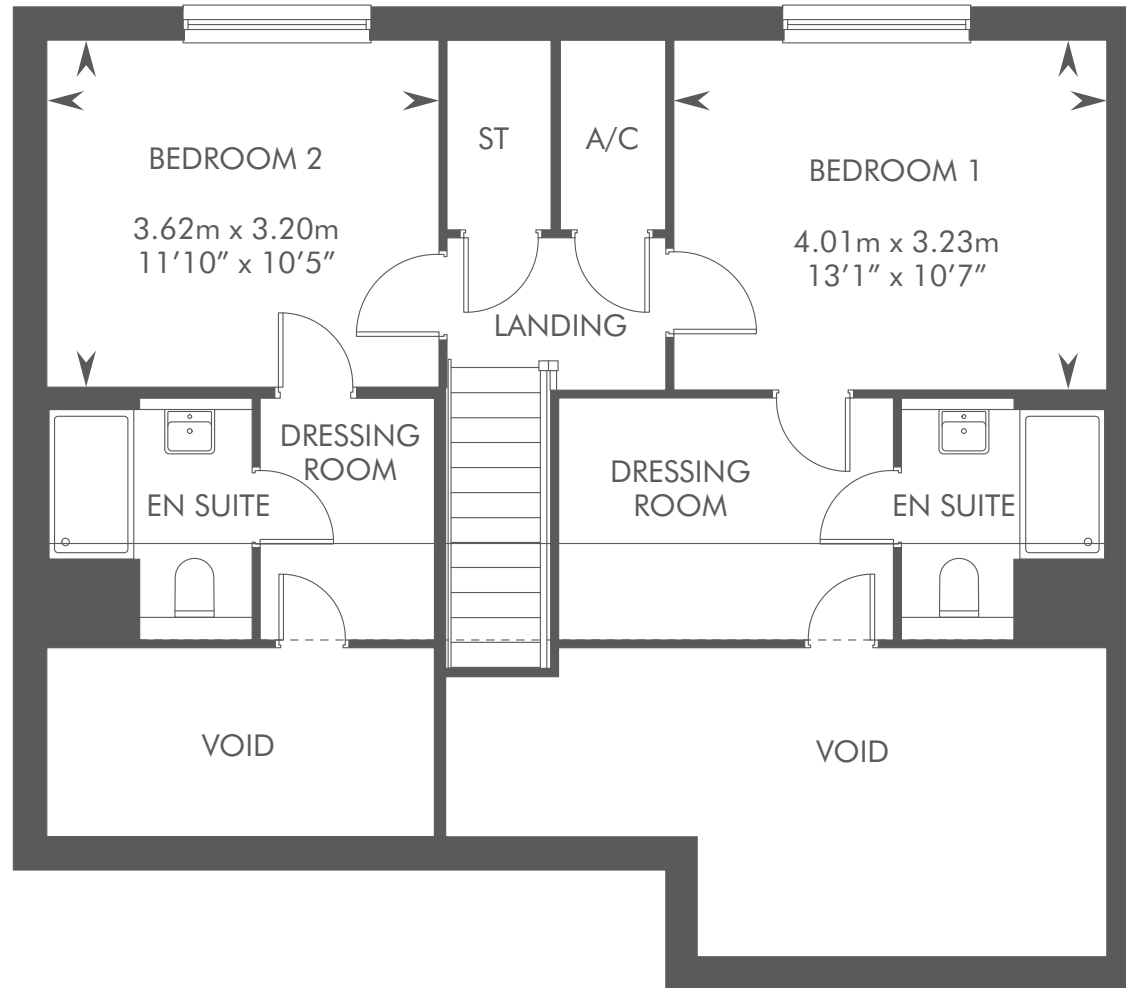
LOWER GROUND FLOOR

THE HAULTWICK  
PLOTS 28 & 53 – AS SHOWN  
PLOTS 31, 32 & 51 – HANDED



UPPER GROUND FLOOR

THE HAULTWICK  
PLOTS 28 & 53 – AS SHOWN  
PLOTS 31, 32 & 51 – HANDED



FIRST FLOOR

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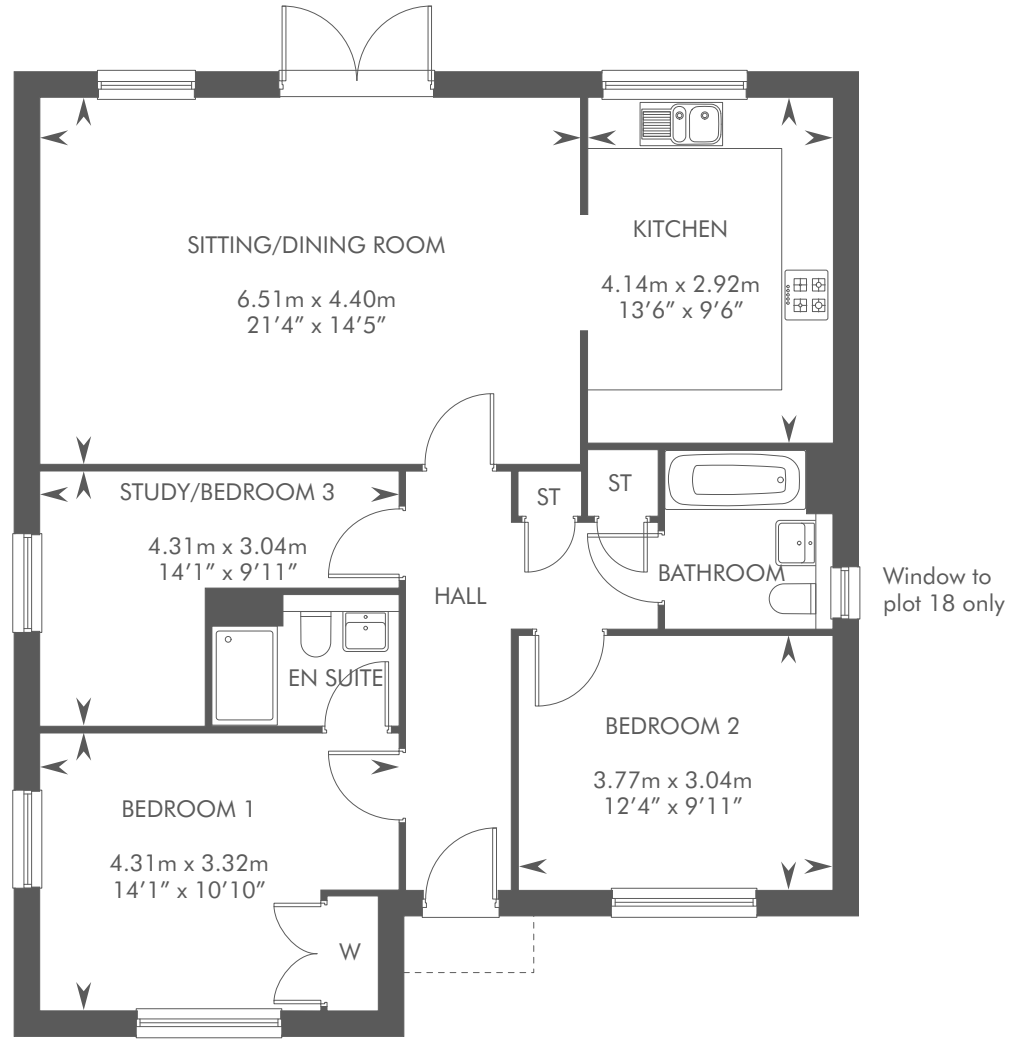


# THE HORMEAD

2 BEDROOM DETACHED BUNGALOW WITH STUDY/3RD BEDROOM AND GARAGE



THE HORMEAD  
PLOTS 18, 65 & 66 – AS SHOWN



GROUND FLOOR

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

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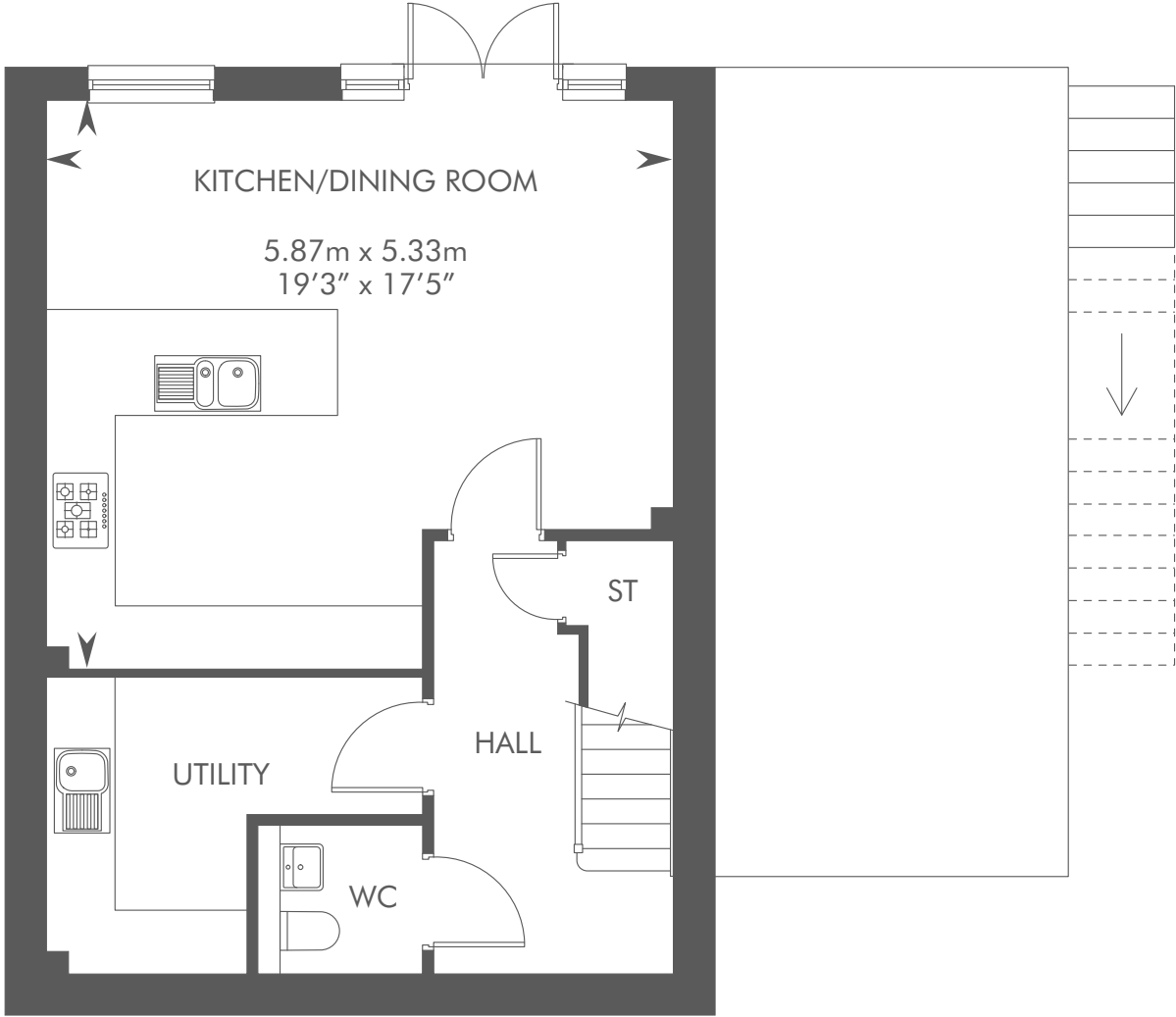


# THE HUNSDON

2 BEDROOM DETACHED HOME WITH STUDY/3RD BEDROOM AND GARAGE

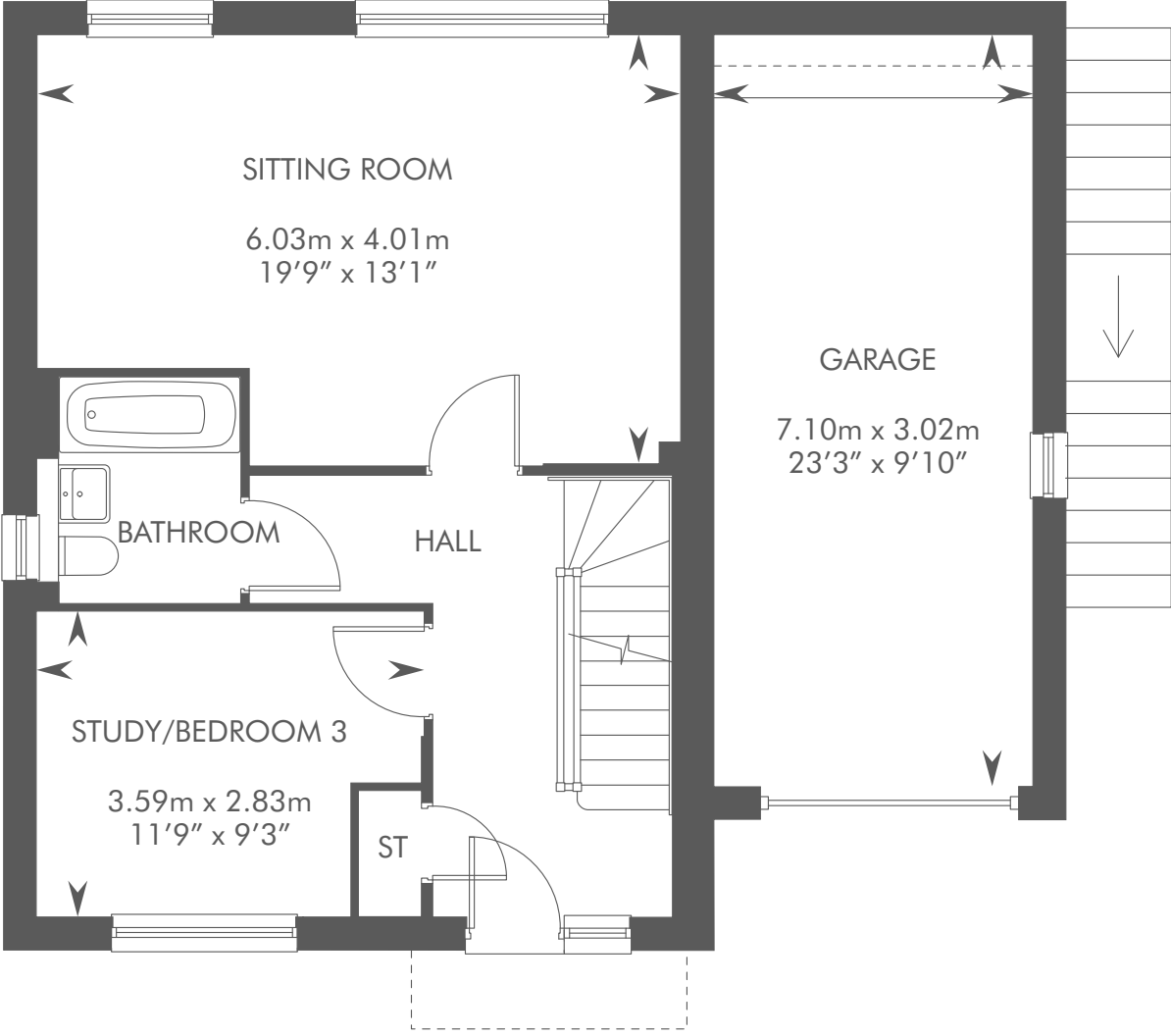




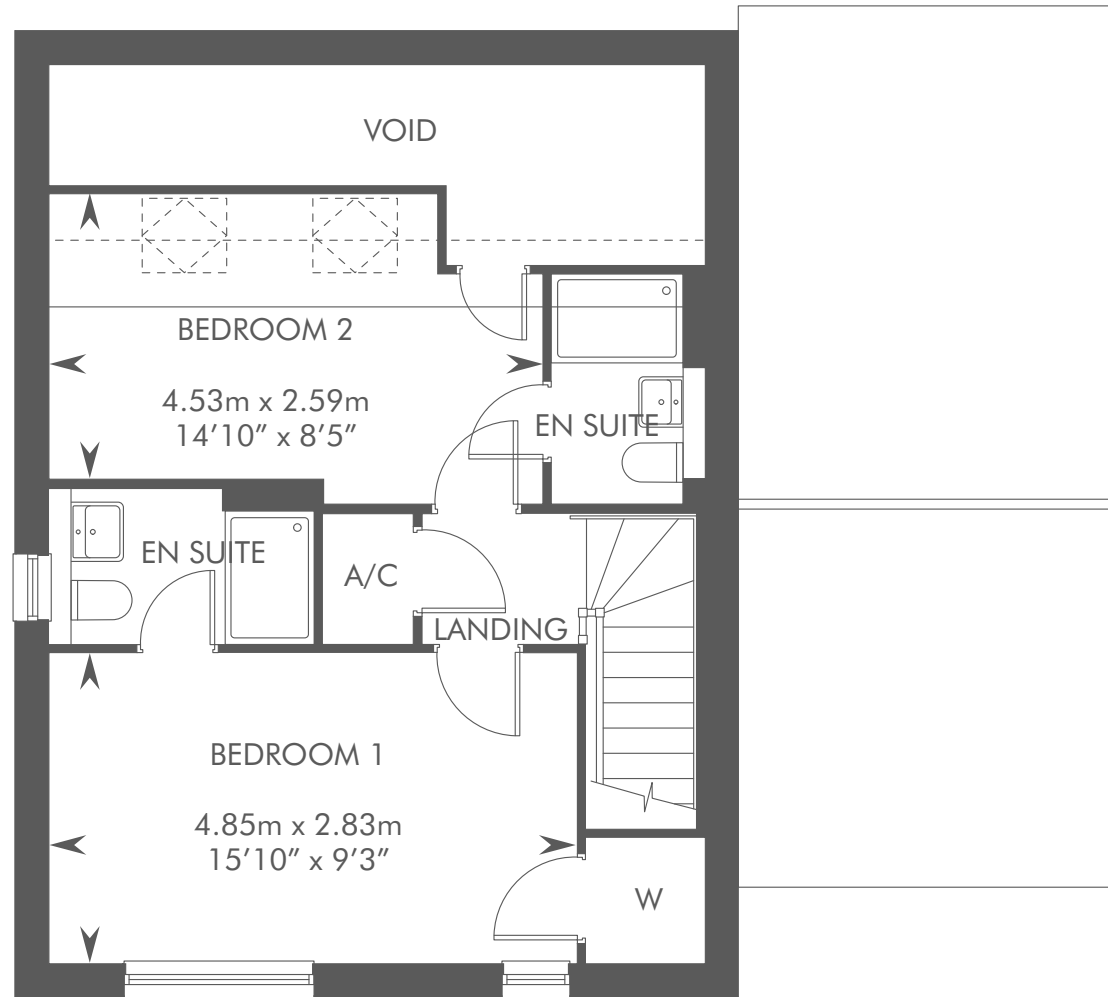


LOWER GROUND FLOOR

THE HUNSDON  
PLOTS 39 & 40 – AS SHOWN



UPPER GROUND FLOOR



FIRST FLOOR

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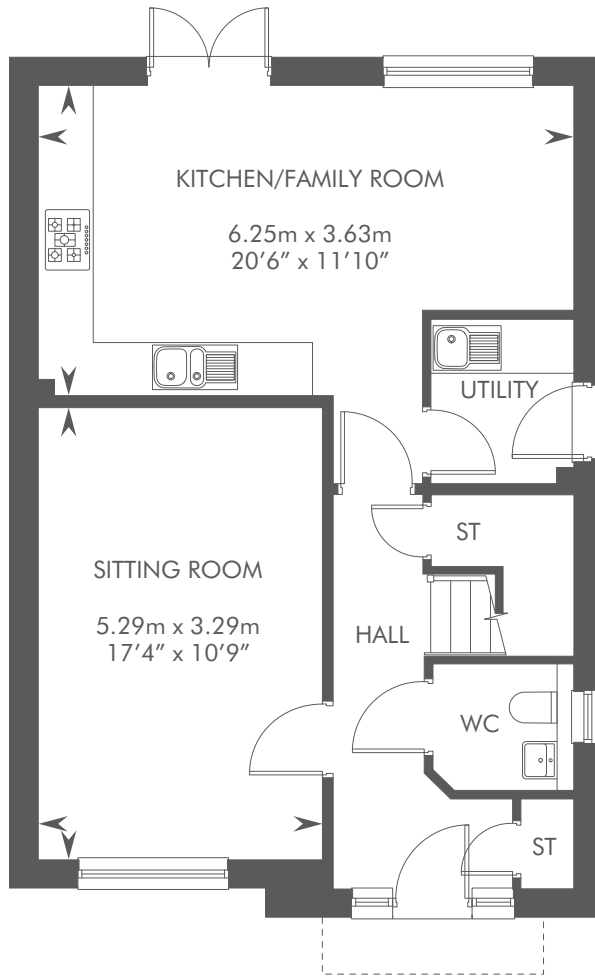
Computer generated image - The Kinfield

# THE KINFIELD

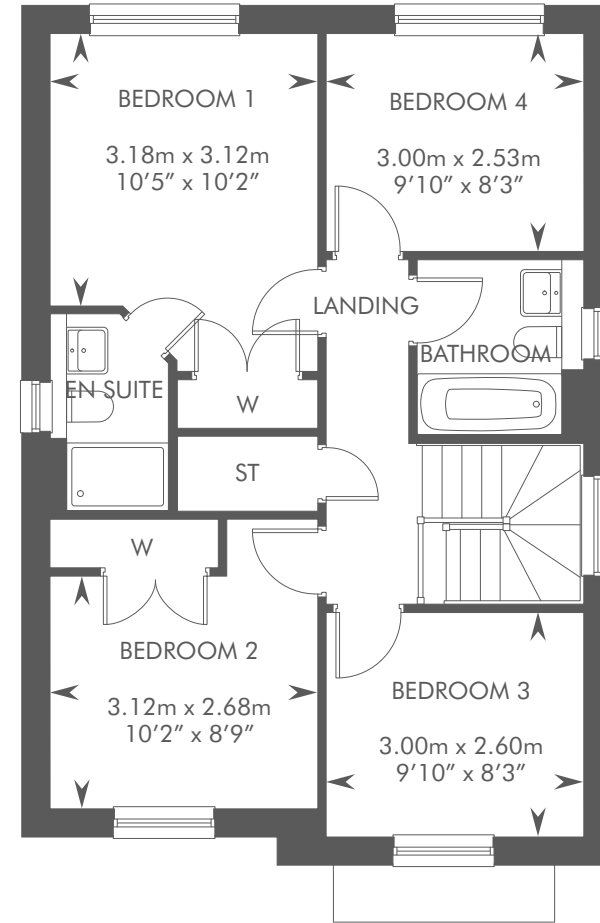
4 BEDROOM SEMI-DETACHED HOME WITH GARAGE



THE KINFIELD  
 PLOT 17 – AS SHOWN  
 PLOT 16 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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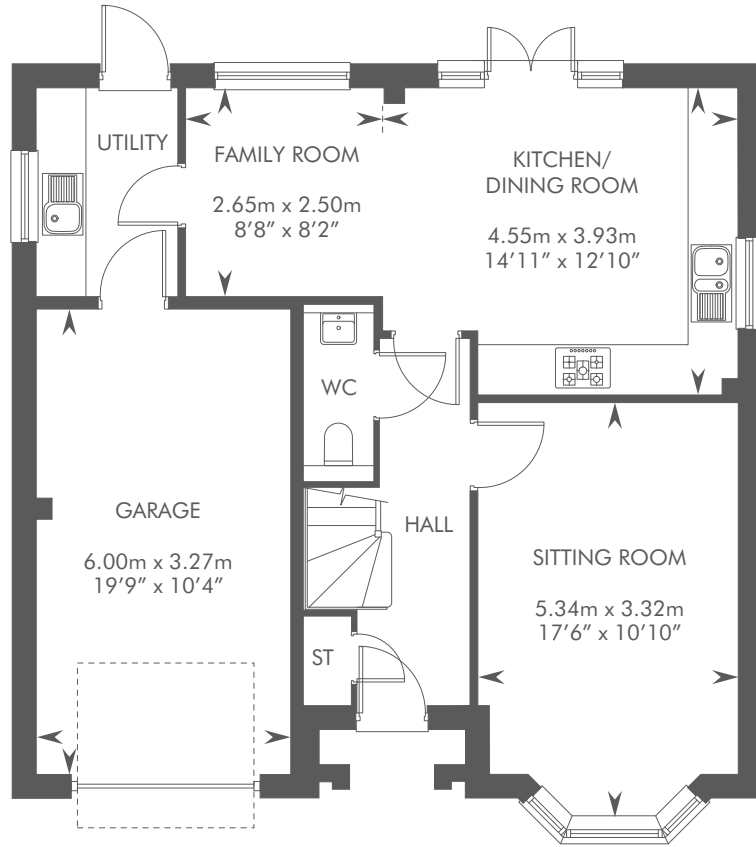
# THE NATLAND

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

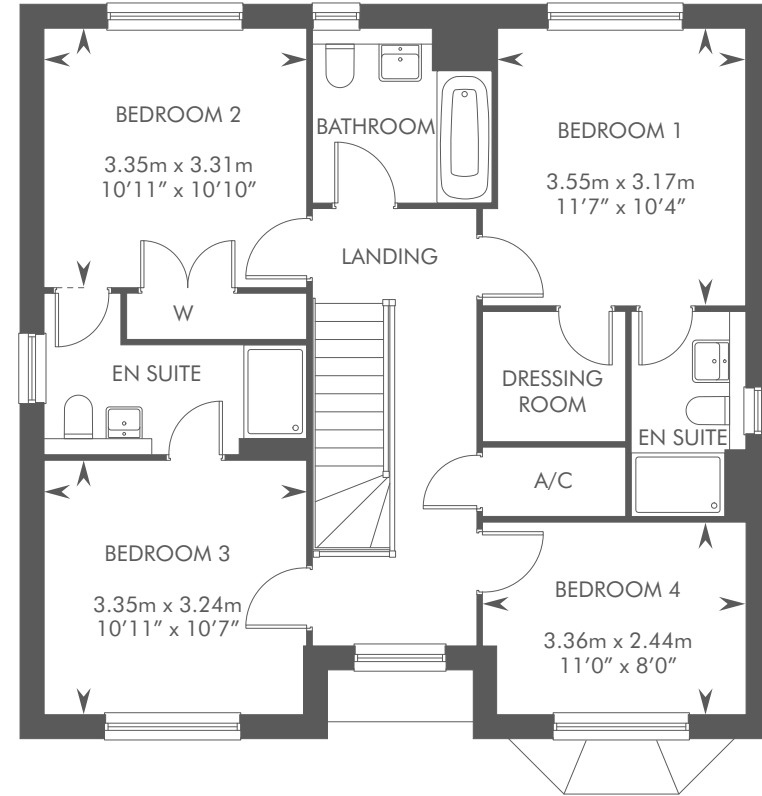




THE NATLAND  
PLOT 60 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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Computer generated image - The Nessvale

# THE NESSVALE

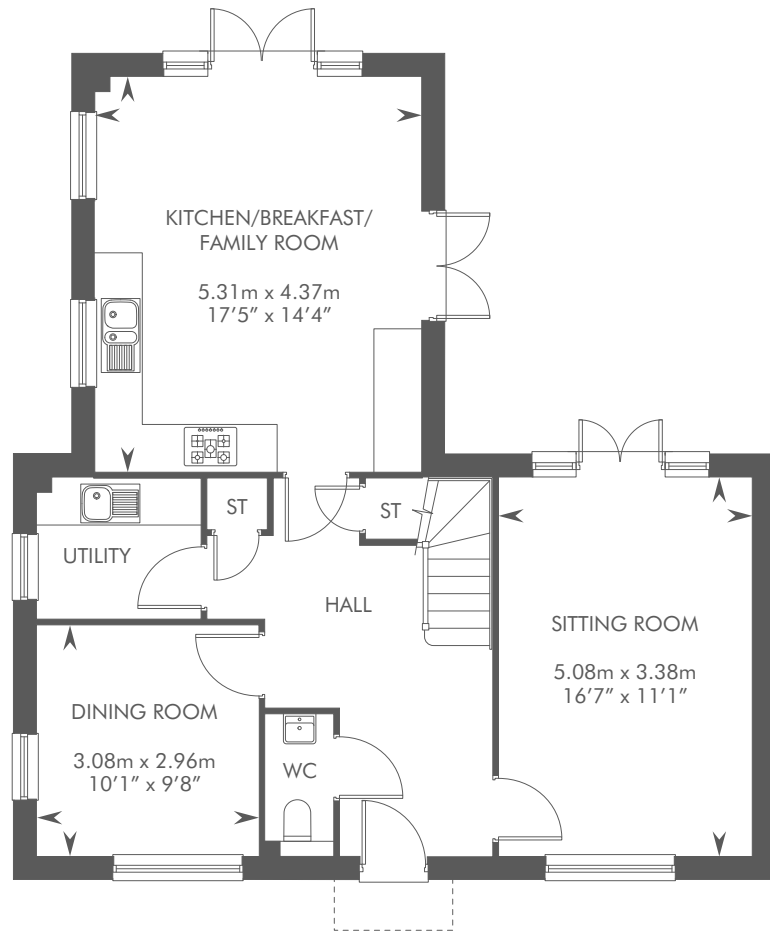
4 BEDROOM DETACHED HOME WITH GARAGE



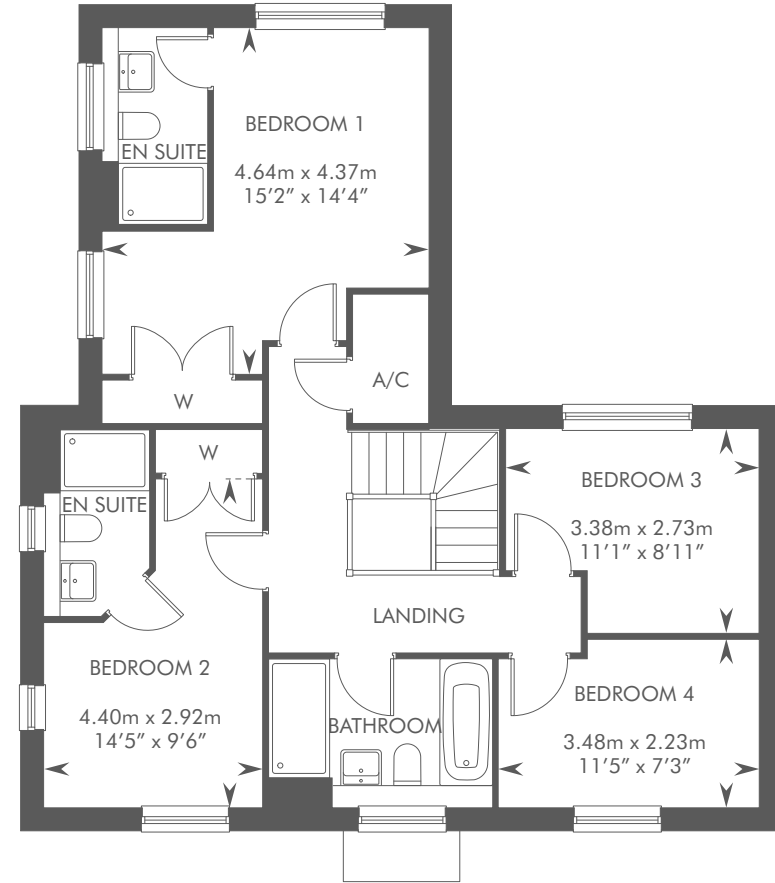
THE NESSVALE

PLOTS 13, 25, 46 & 68 – AS SHOWN

PLOTS 19, 47 & 69 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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Computer generated image - The Osmore

# THE OSMORE

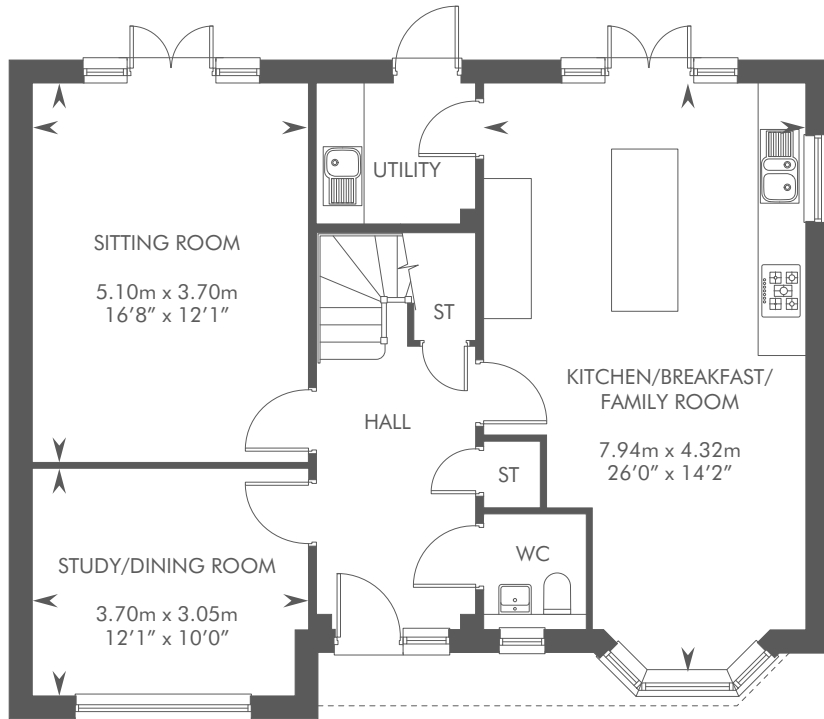
4 BEDROOM DETACHED HOME WITH GARAGE



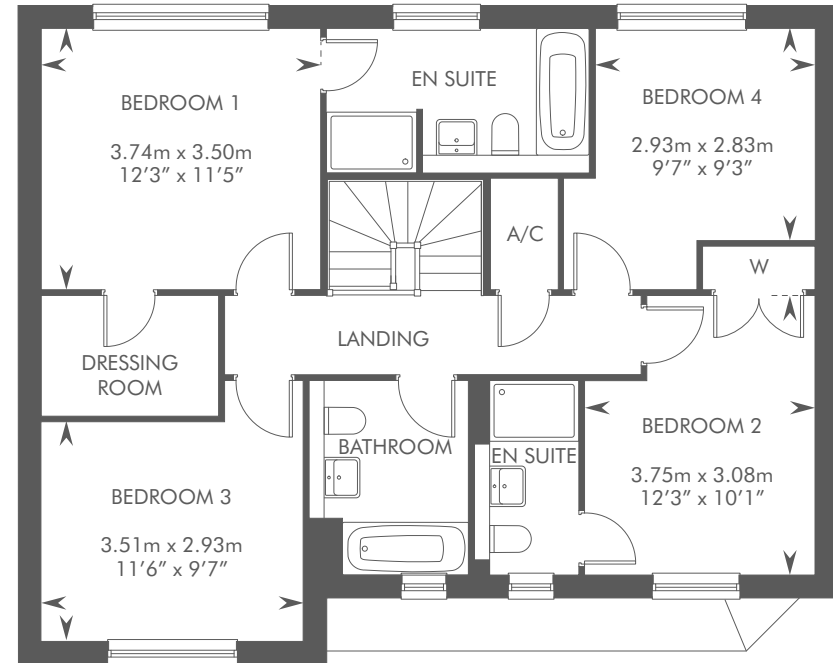
THE OSMORE

PLOTS 24, 45, 59, 67, 80 & 82 – AS SHOWN

PLOTS 48, 62 & 83 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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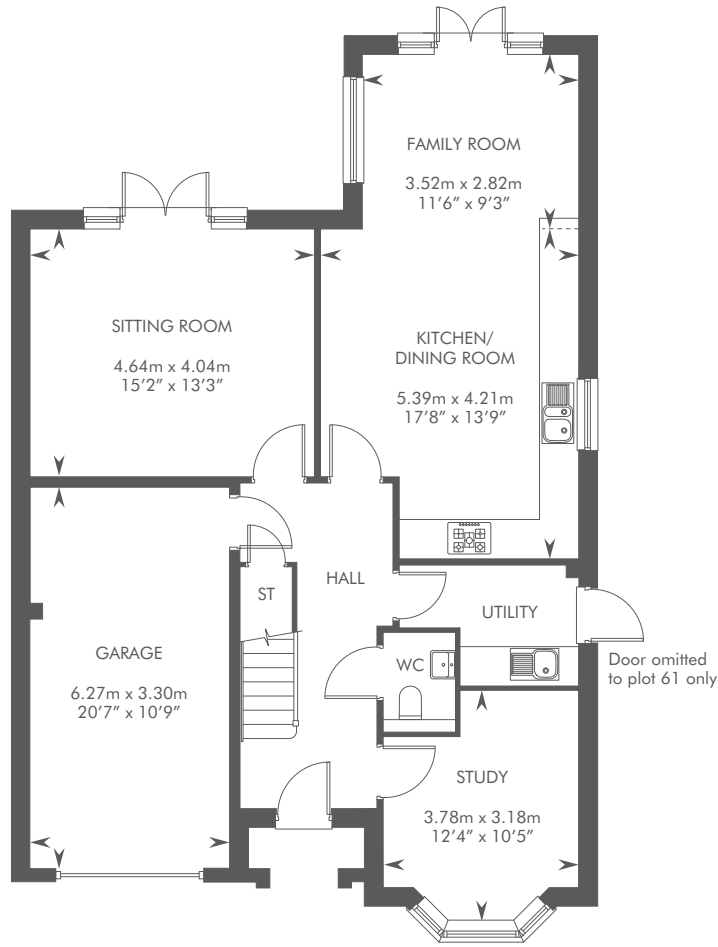
# THE PEBWORTH

4 BEDROOM DETACHED HOME WITH STUDY AND INTEGRAL GARAGE

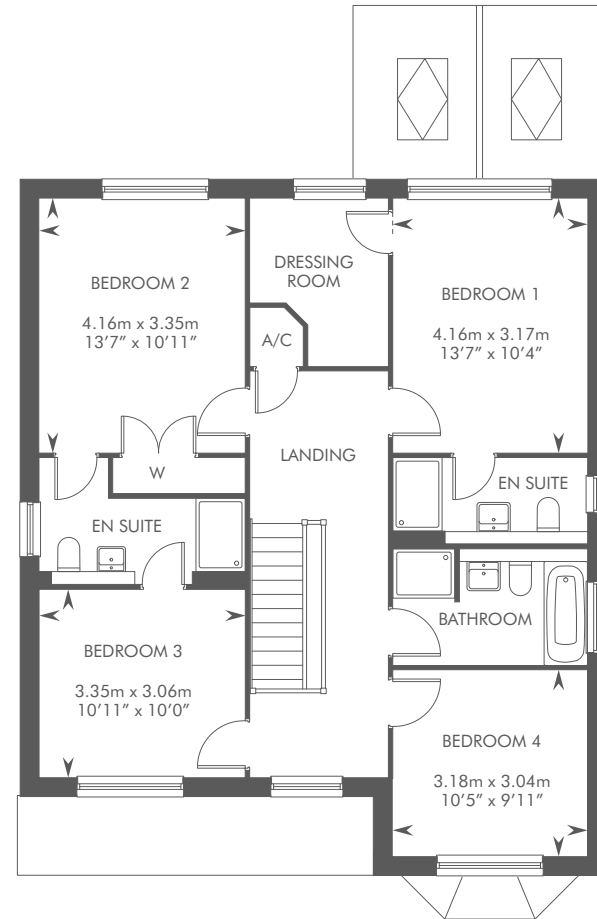




THE PEBWORTH  
 PLOTS 27, 64 & 81 – AS SHOWN  
 PLOTS 61 & 63 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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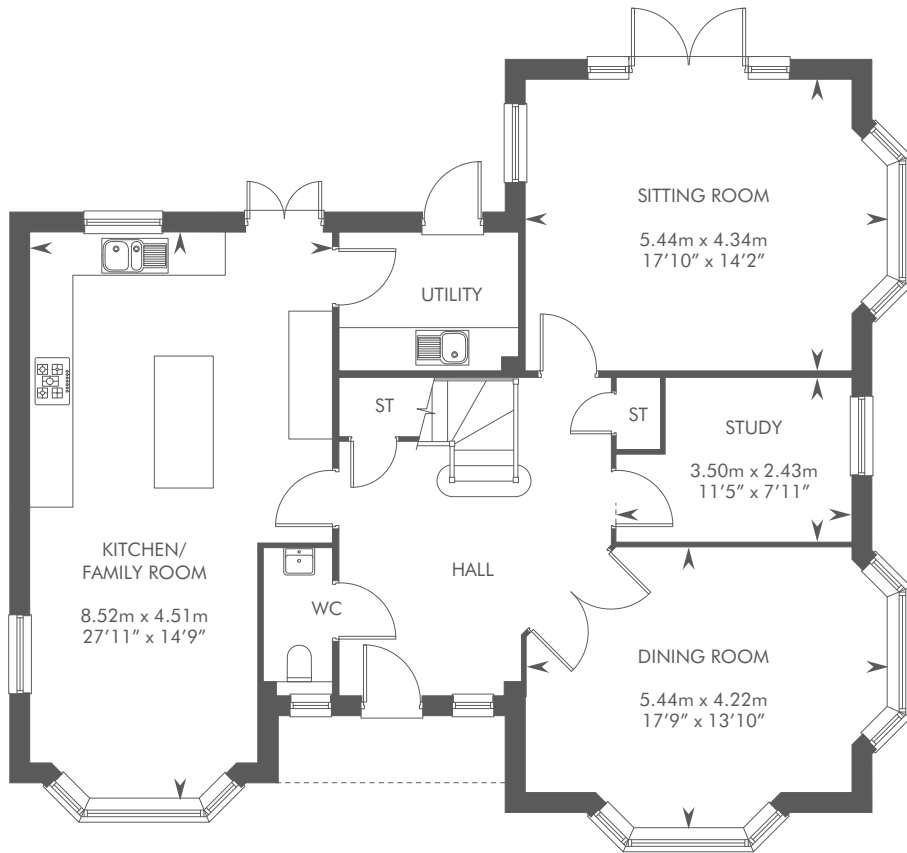


# THE TILHURST

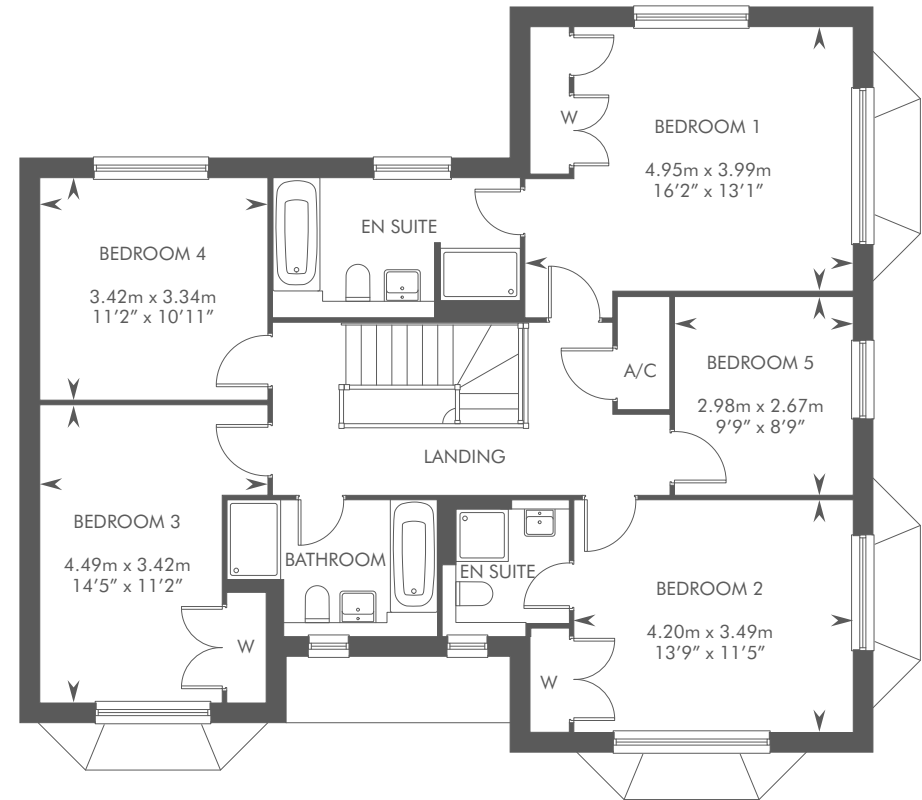
5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



THE TILHURST  
PLOT 26 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

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Computer generated image - The Whempstead

# THE WHEMPSTEAD

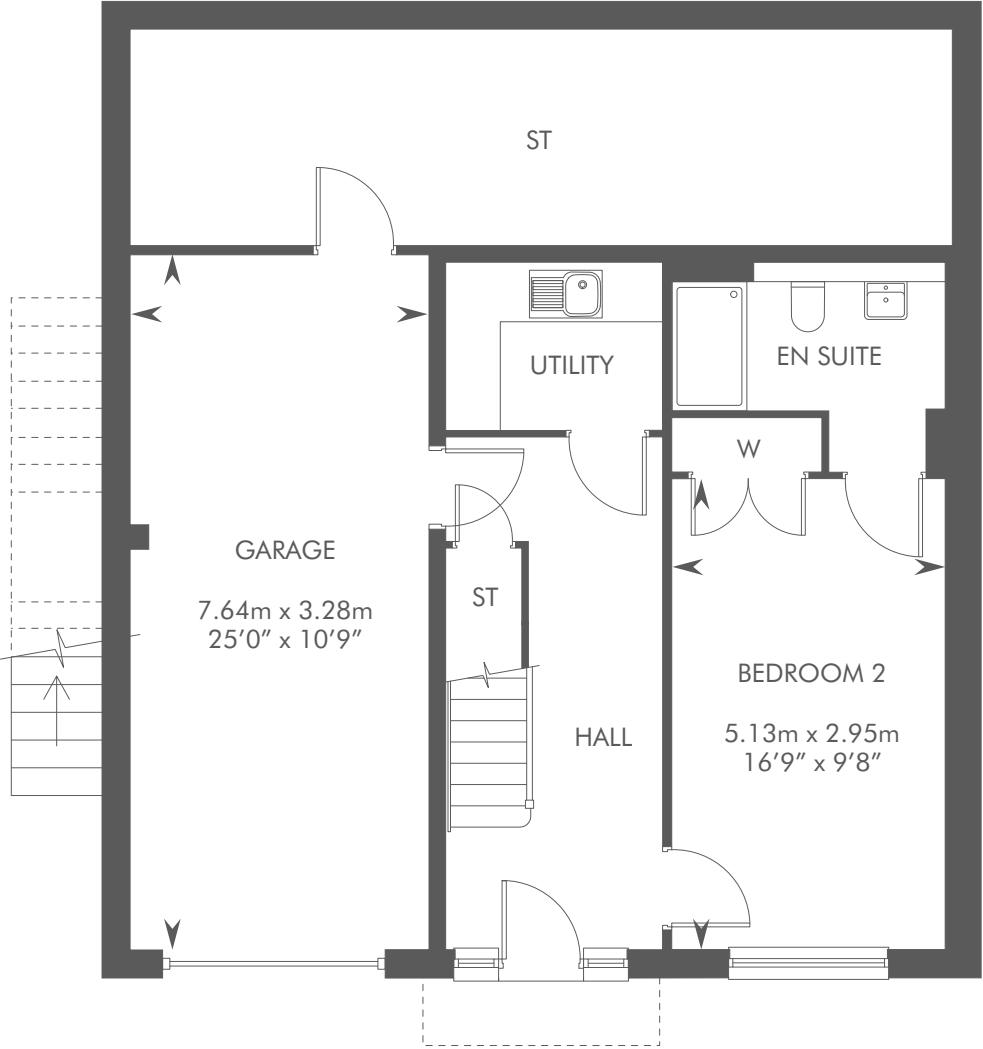
4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



THE WHEMPSTEAD

PLOTS 29, 49, 50 & 54 – AS SHOWN

PLOTS 30, 34 & 56 – HANDED

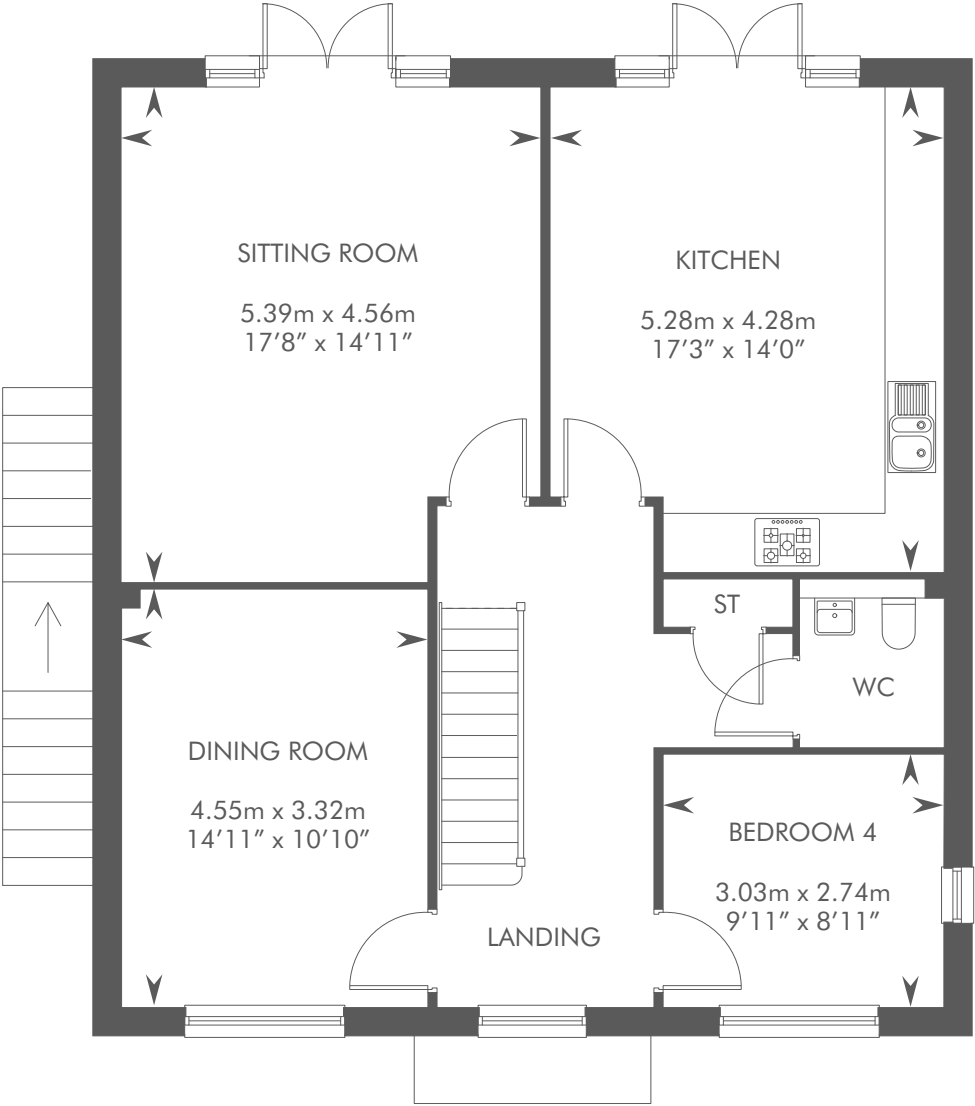


LOWER GROUND FLOOR

THE WHEMPSTEAD

PLOTS 29, 49, 50 & 54 – AS SHOWN

PLOTS 30, 34 & 56 – HANDED



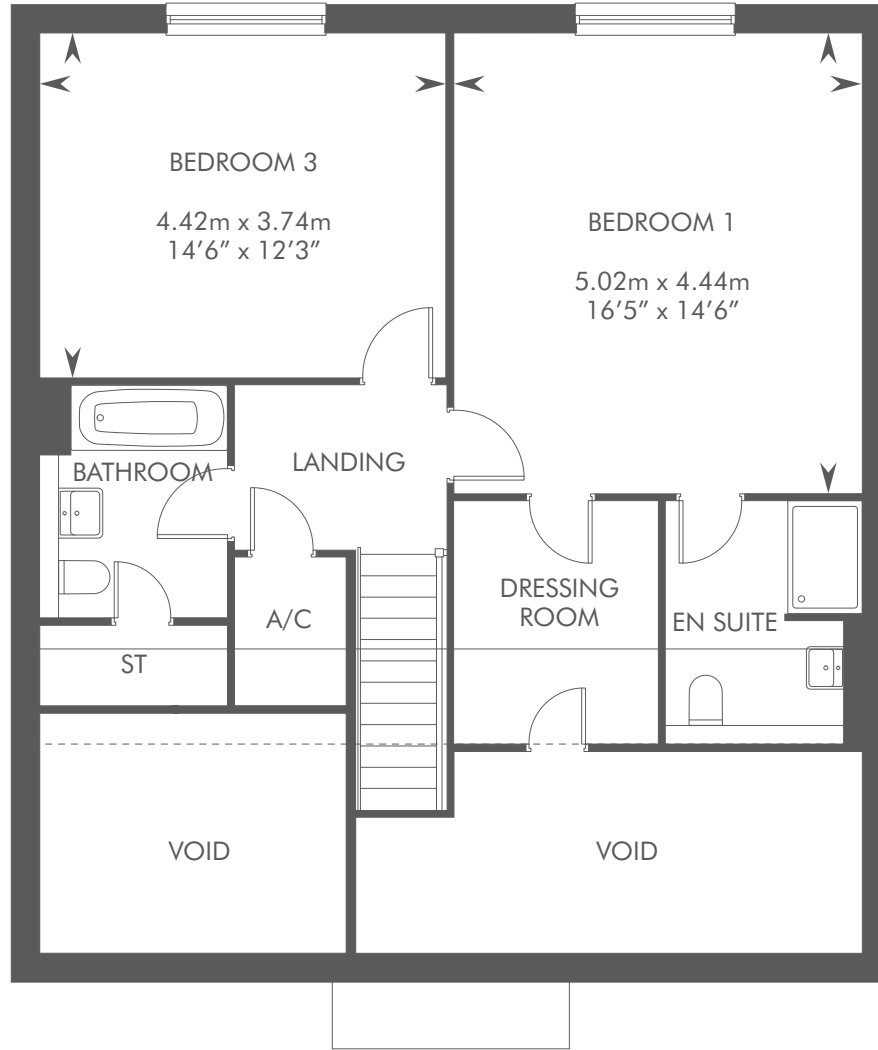
UPPER GROUND FLOOR



THE WHEMPSTEAD

PLOTS 29, 49, 50 & 54 – AS SHOWN

PLOTS 30, 34 & 56 – HANDED



FIRST 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. Directional arrow shown on stairs is ascending. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.

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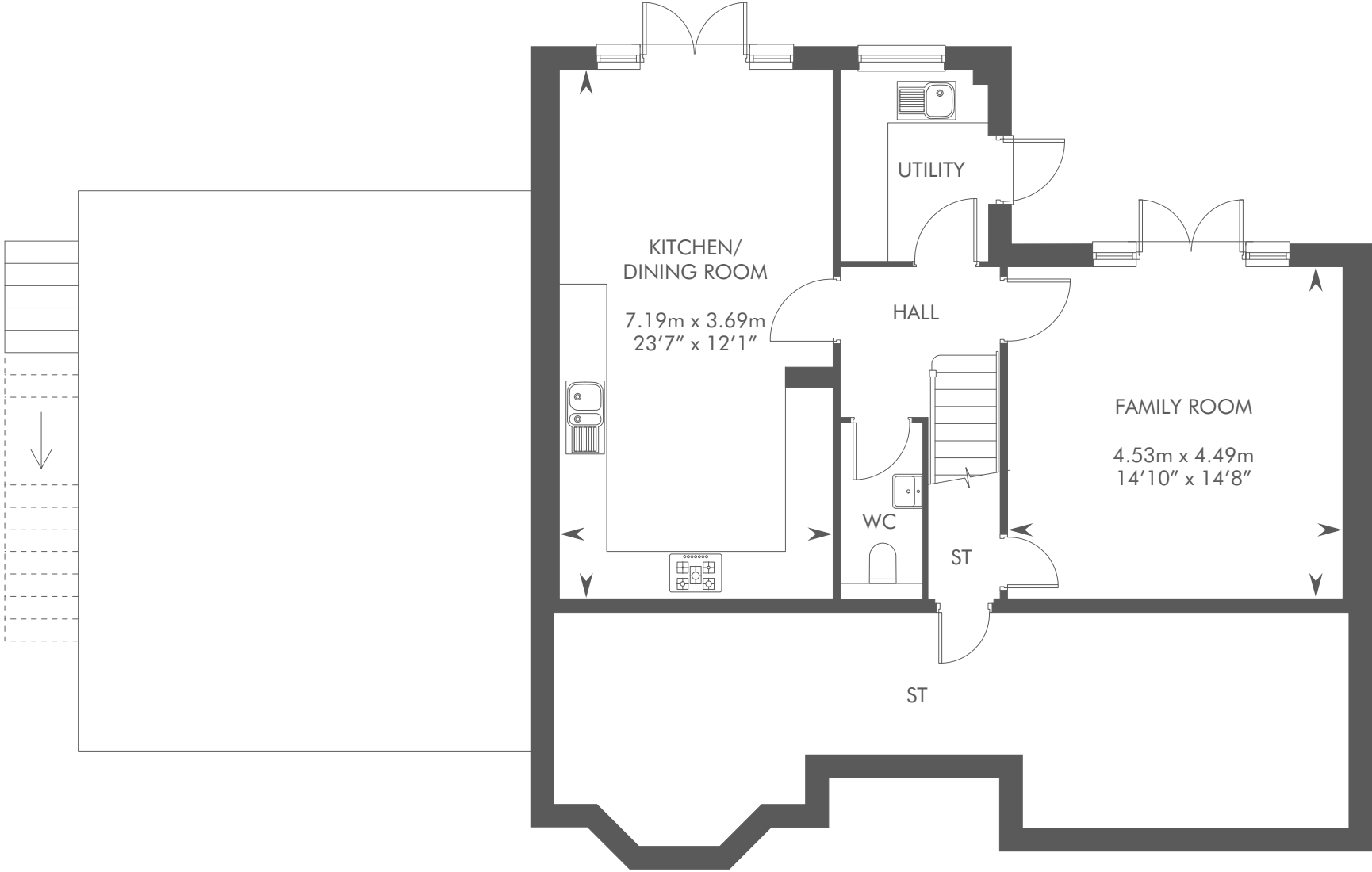


# THE WIDFORD

4 BEDROOM DETACHED HOME WITH STUDY/5TH BEDROOM AND DOUBLE GARAGE



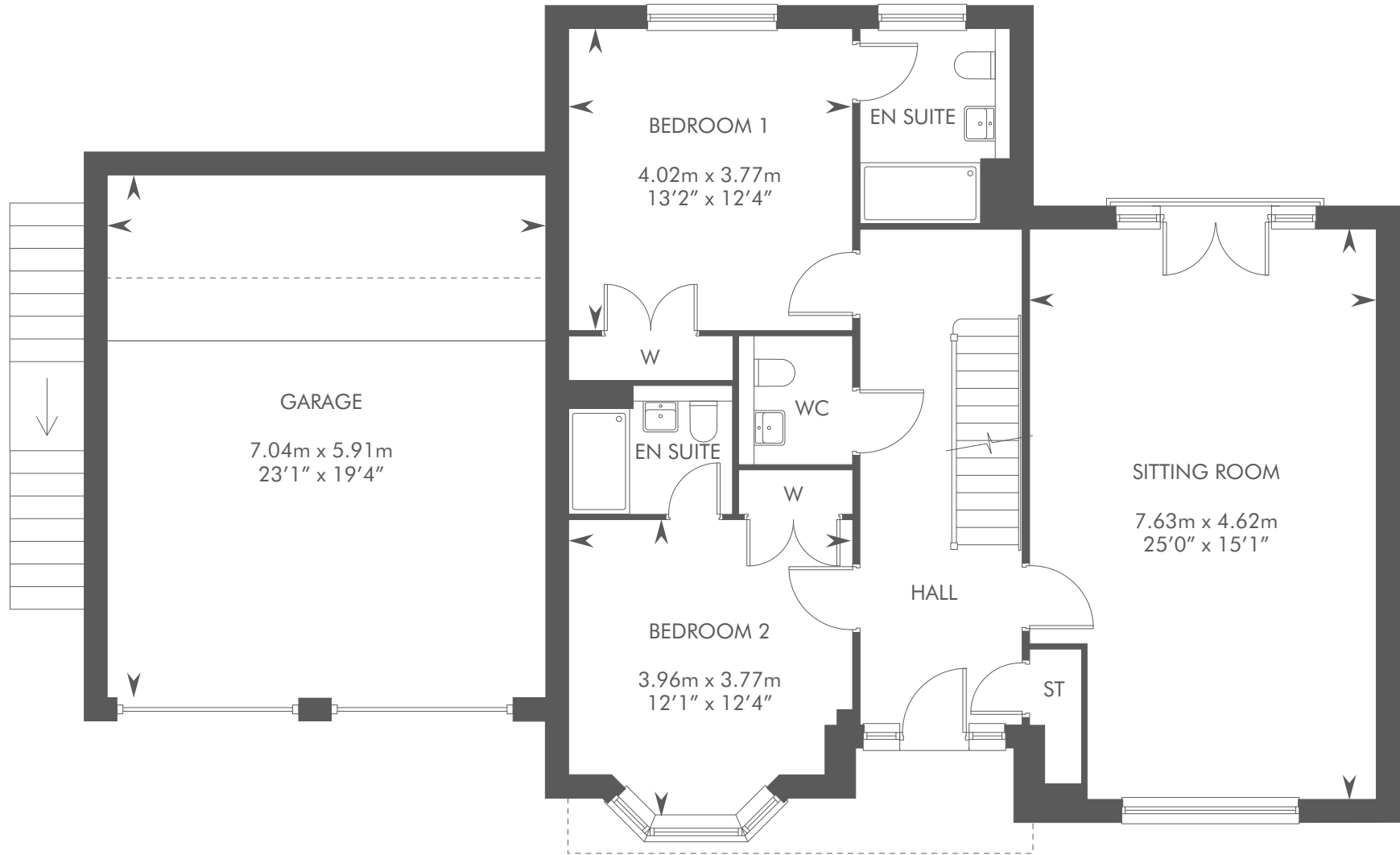
THE WIDFORD  
PLOTS 41, 43 & 44 – AS SHOWN



LOWER GROUND FLOOR

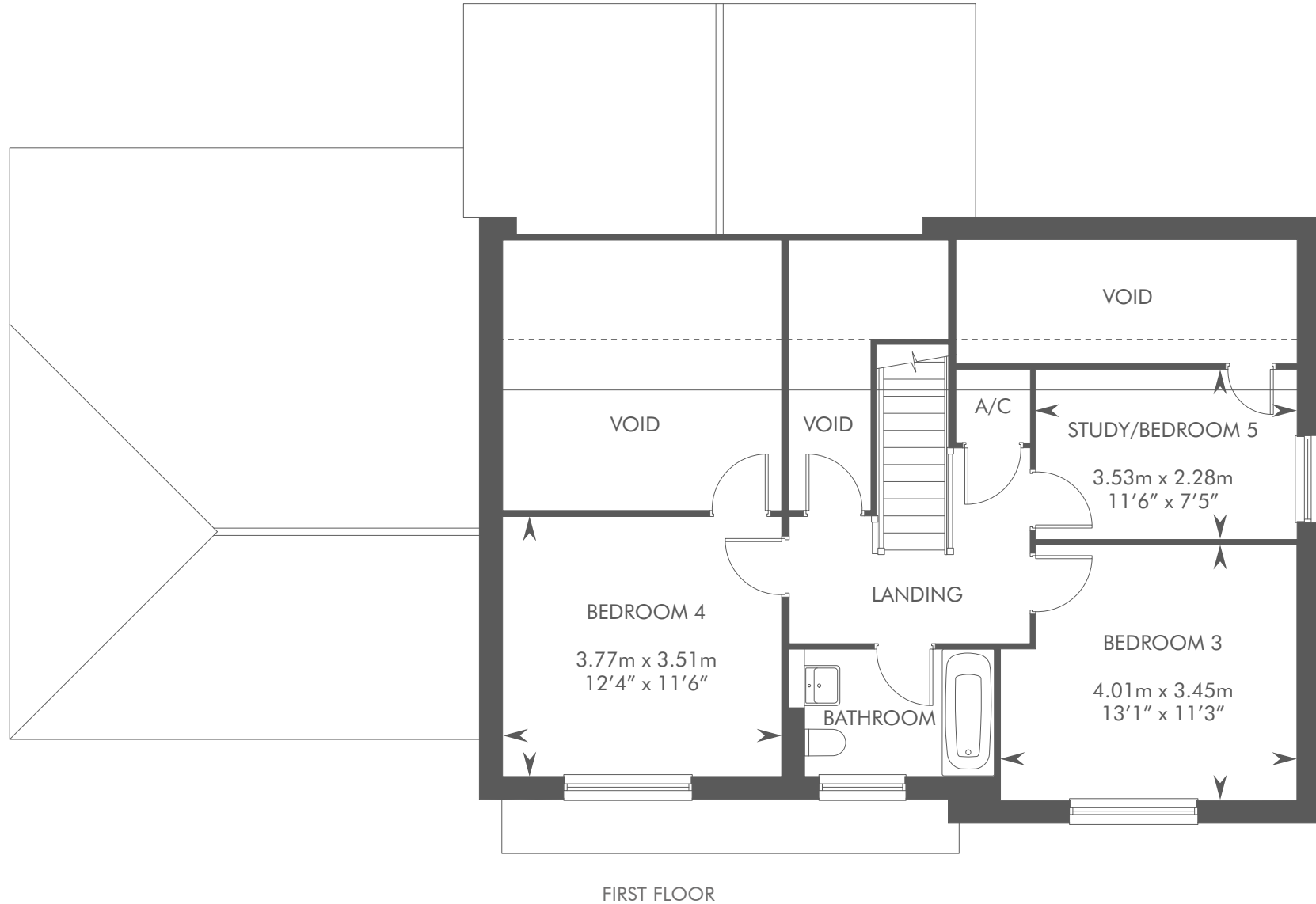


THE WIDFORD  
PLOTS 41, 43 & 44 – AS SHOWN



UPPER GROUND FLOOR

THE WIDFORD  
PLOTS 41, 43 & 44 – AS SHOWN



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. Directional arrow shown on stairs is ascending. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.

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CAFÉ FIELDS  
HOUSE 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, 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 washing machine and dryer in kitchen except when there is a separate utility, space is provided for your own free standing washing machine and dryer\*
- 1½ bowl under-mount stainless steel sink
- Single bowl stainless steel sink with drainer to utility\*
- Amtico Spacia flooring

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suites
- Full height tiling to separate shower cubicle and half height tiling around bath\*
- Vado mixer taps
- Full height tiling around bath with thermostatically controlled shower and bi-fold glass shower door 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 bathroom and en suites
- Mirror to family bathroom and en suites
- Quality wall tiling
- Amtico Spacia flooring

## PLUMBING, HEATING & ELECTRICAL

- White switches and USB points to double and triple sockets\*
- Downlights to kitchen, utility (where applicable) en suites, WCs and bathrooms. Pendant lighting to all other rooms\*
- Downlights to kitchen, en suites, WCs, bathrooms, hall, landing, family rooms, dressing room and utility, pendant lighting to all other rooms\*
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to sitting room, kitchen/breakfast room and all bedrooms\*
- Telephone and data sockets, providing ultra-fast fibre broadband (connection speeds up to 900mbps)
- Ceiling mounted smoke detectors
- Electric fuse spur to sitting room for fireplace
- Electric fuse spur for burglar alarm\*

## INTERNAL FINISHES

- Purpose made softwood white doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one and bedroom two\*
- Wardrobes to bedroom three\*
- Separate dressing area to bedroom one and built-in wardrobes to bedroom two\*
- 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

- Concrete slabs to paved paths and rear garden paved patio area
- External tap to rear garden
- External lighting to parking and footpath areas
- External light with sensors to front of property
- External light to rear of property
- External electrical point to rear of property
- Off-street parking
- Chrome doorbell to front door
- Retractable garage doors with batten light fitting installed\*
- Electric spur for electric garage door opener\*
- Remote controlled garage doors fitted to detached double garages\*

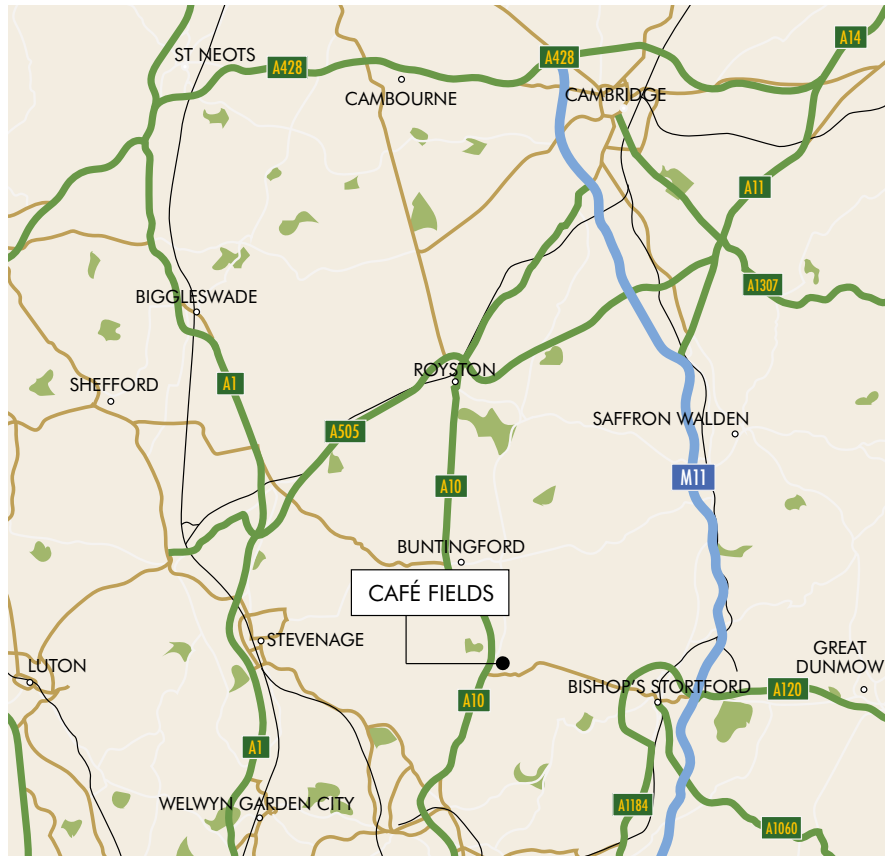
## ENVIRONMENTAL DETAILS

- 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

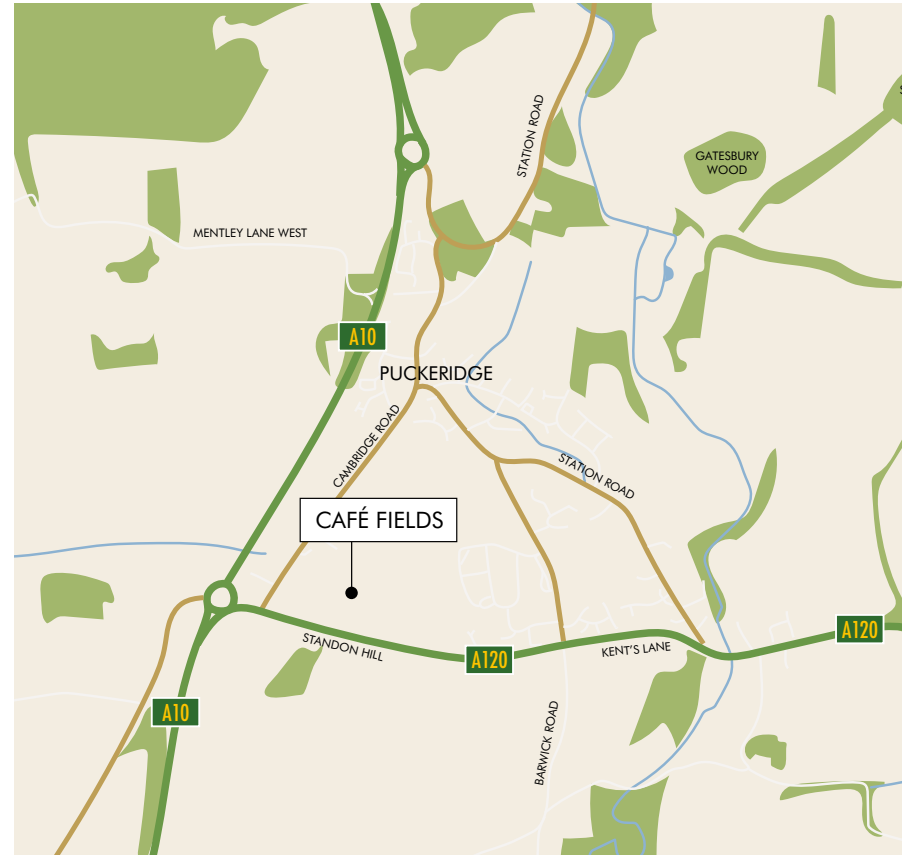
\*Plot specific detail. For more information please speak to a Sales Consultant. †Not all domestic appliances have an EU energy label.

# PERFECTLY LOCATED

CAFÉ FIELDS, STANDON HILL, PUCKERIDGE, HERTFORDSHIRE, SG11 1SA



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- A10 – 50 metres
- Local shops – 0.5 miles
- St Thomas of Canterbury Roman Catholic School – 0.6 miles
- Roger de Clare First CofE School – 1 mile
- Ralph Sadleir Academy – 1.2 miles



## BY CAR

- Ware town centre – 6.1 miles
- Priory Lido – 6.1 miles
- Tesco Superstore – 6.1 miles
- Ware train station – 6.2 miles
- Bishop's Stortford town centre – 6.5 miles
- Bishop's Stortford train station – 7.7 miles
- Scotts Grotto – 8.4 miles
- Hertford Theatre – 9.1 miles
- East Herts Miniature Railway – 9.4 miles
- Stansted Airport – 11.9 miles
- Lea Valley Boat Park – 12.8 mile
- Paradise Wildlife Park – 14.6 miles
- M25 junction 25 – 18 miles



## BY RAIL

- Bishop's Stortford to Cambridge Station – 29 minutes
- Bishop's Stortford to London Liverpool Street – 38 minutes
- Ware Station to London Liverpool Street – 45 minutes





Photography of a previous CALA development





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



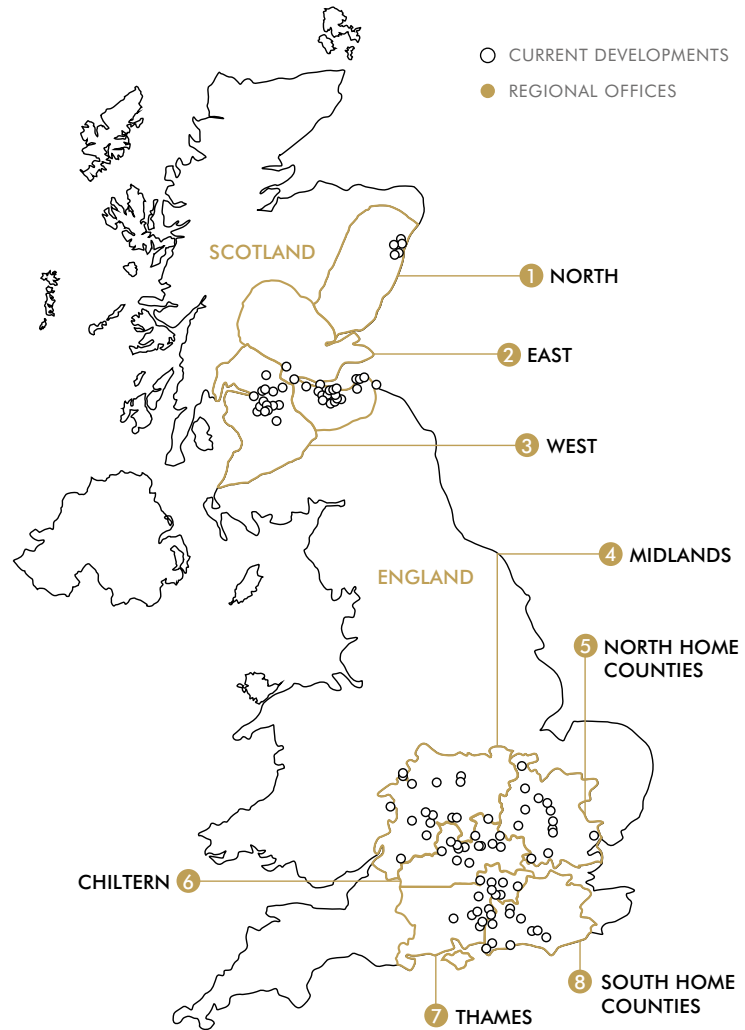
INVESTMENT IN  
OUR PEOPLE



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 wellbeing 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

CALA HOMES (NORTH HOME COUNTIES) LTD, 1 FALCON GATE, SHIRE PARK, WELWYN GARDEN CITY, AL7 1TW | 01707 397 100

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