



THE WALDENS

SAFFRON WALDEN

THERE ARE TWO WORDS
FOR EVERYTHING.

E. V. LUCAS, FORMER PUPIL OF THE FRIENDS' SCHOOL



THE WALDENS
SAFFRON WALDEN



THE REBIRTH OF A *LEGACY*

CREATING AN ENVIRONMENT FOR 21ST CENTURY LIVING

In the 16th century a unique combination of soil and climate saw the saffron crocus cultivated in a corner of north-west Essex. The delicate crocus lent its name to the picturesque medieval market town of Saffron Walden.

Just 15 miles south of Cambridge, Saffron Walden has retained its unique charm, with a legacy of historic buildings, a bustling heart and a thriving country community. It also offers commuting to London in under an hour – a combination that saw it voted Best Place to Live in the East of England, according to the 2023 poll in The Sunday Times.

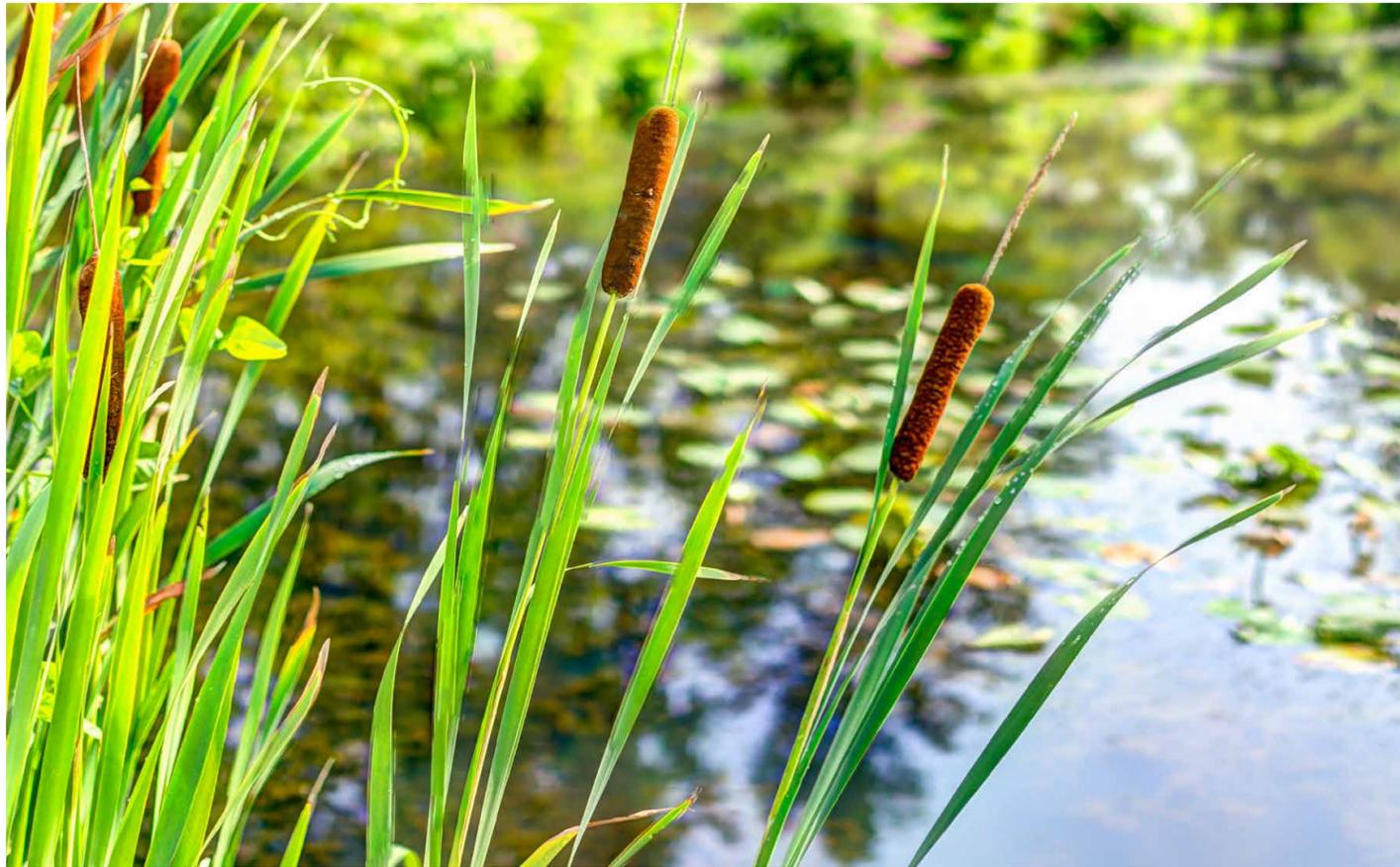
Now, Saffron Walden is adding a new note to its historic theme. The Friends' School, part of the town's heritage, has been protected and preserved by an innovative development, where sensitive conversion and sympathetic new-build will provide 96 splendid new homes.

The Waldens offers a mix of houses and apartments, the rebirth of a legacy – and an enchanting place to live.



THE PATHWAY TO
AN EXCITING NEW LIFESTYLE





UNLOCKING A NEW CHAPTER

AN ELEGANT DEVELOPMENT OF 96 QUALITY HOMES

The Waldens is a private development of one, two, three and four bedroom homes, set in the buildings and grounds of the former Friends' School, unlocking a new chapter for this Saffron Walden landmark.

52 apartments will be located within the repurposed Old School House itself, served by an exclusive residents' lounge, the ideal place to relax and socialise. Alongside will be a mix of new-build apartments and houses, all designed to carefully intertwine with the school's origins to ensure a sense of place. Creating a community enhanced by beautiful grounds and a wealth of recreational facilities.

The landscaped grounds will provide tennis courts and multi-use games area together with a network of pedestrian routes and the spectacular original avenue of lime trees. A nature-enhancing pond will encourage wildlife and create a vibrant, ecological centrepiece.

The Waldens provides a breathtaking environment for 21st century living with beautiful homes at its heart.



SITE PLAN



Site plan is indicative and not to scale.

YOUR PROPERTY OF CHOICE



1 CROYDON BUILDING
1 & 2 BEDROOM APARTMENTS



2 MAPLE BUILDING
1 BEDROOM APARTMENTS



3 THE OLD SCHOOL HOUSE
STUDIO, 1, 2 & 3 BEDROOM APARTMENTS



4 PINE BUILDING
2 BEDROOM APARTMENTS



5 ASSEMBLY HALL
1 BEDROOM APARTMENTS &
3 BEDROOM TERRACED HOUSES



6 ASH
3 BEDROOM TERRACED HOUSES



7 LIME
4 BEDROOM SEMI-DETACHED HOUSES



8 OAK
4 BEDROOM SEMI-DETACHED
AND LINK-DETACHED HOUSES

Computer generated images are indicative only.



SETTING THE LOCAL SCENE

INTRODUCING A DELIGHTFUL MARKET TOWN

Saffron Walden owes its unique character as well as its name to the saffron crocus. Used in medicines, as a condiment, in perfume, as a dye and as an aphrodisiac, it was the basis of an industry which gave the town its rich architectural heritage.

Today, historic buildings make up a vibrant town centre clustered around the unspoiled marketplace.

A popular market has been held in Saffron Walden since 1141 and the town comes alive on Saturdays when the market square fills with shoppers on the hunt for fresh produce, artisan goods, jewellery and clothing. A regular auction has helped make the town a focus for antiques and bygones, while the ancient lanes boast a wealth of quirky independent new and contemporary businesses. Inns, boutiques, craft shops, Heath Kane Studio and Gallery, Gray Palmer, are joined by some major names including Waitrose, Monsoon and Fatface, making the town ideal for younger couples and families alike.



1. Audley End House & Gardens
2. St. Mary's Church
3. Debden Barns
4. Café Cou Cou
5. Saffron Walden Town Centre



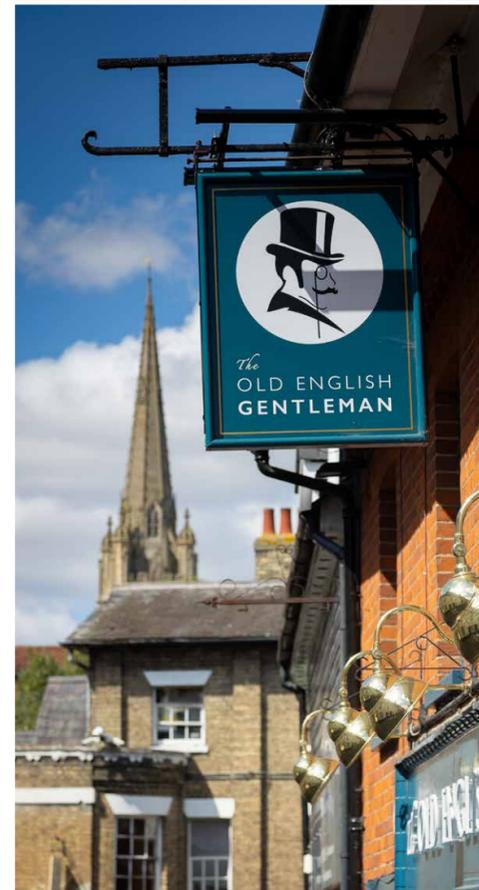
AT YOUR FINGERTIPS

A RANGE OF GASTRONOMIC DELIGHTS

The atmosphere of Saffron Walden may be traditional, but eating and drinking is truly cosmopolitan.

There are eateries, cafés and pubs to tempt any palate. Lively and quirky The Goat & Grass serves beautifully presented brunch items, cocktails and artisan coffee, with art for sale on the walls. Visit quaint cafés like vintage style tea room Molly's Coffee & Cake Shop, family-run Tipi Coffee Co or artisan bakery Mini Miss Bread, serving fresh baked bread and pastries. Or enjoy authentic Turkish food at Lokma Bar & Grill. Eating at home? Shop for artisan produce at Saffron & Sage or take your pick of the market stalls.

Plus of course, there are traditional pubs like The Railway Arms, with its real ales and weekly quizzes or The Old English Gentlemen serving local beers and wines.



6	7	10	12
	8		
	9	11	

- 6. Lokma Bar & Grill
- 7.&8. Molly's Coffee & Cake Shop
- 9. Tipi Coffee Co. 10. Saffron & Sage
- 11. The Old English Gentleman Pub
- 12. The Goat & Grass



WHERE NEXT?

TOWN OR COUNTRY, TAKE YOUR PICK

Head off to Cambridge, where history and academic excellence join with world-class shopping. Meet the animals of Linton Zoo or let imagination take flight with the spectacular aviation history of Duxford. Take a trip back in time at fascinating Audley End House and Gardens or explore the natural world at the National Trust's Wimpole Estate. There's always more to discover close to a home at The Waldens.

Map not to scale.



THE CHOICE IS YOURS

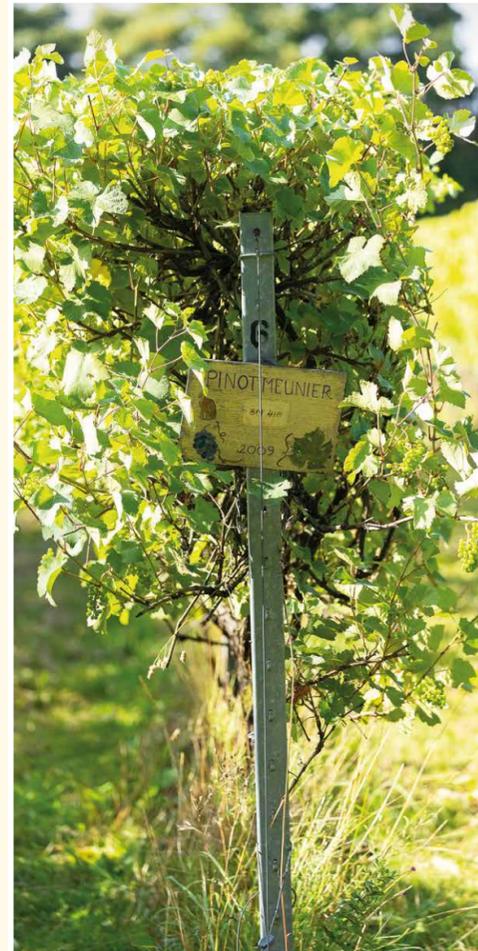
A RANGE OF ACTIVITIES AND
NEW PLACES TO DISCOVER

The open countryside that surrounds Saffron Walden provides a wealth of activities to enjoy, with clubs and societies for all.

Sporting enthusiasts can take their pick of Saffron Walden football, cricket or golf clubs. There are fishing lakes, equestrian centres and country parks to escape to. Those looking for fitness can sample Bearwalden CrossFit Gym or Lord Butler Fitness & Leisure Centre.

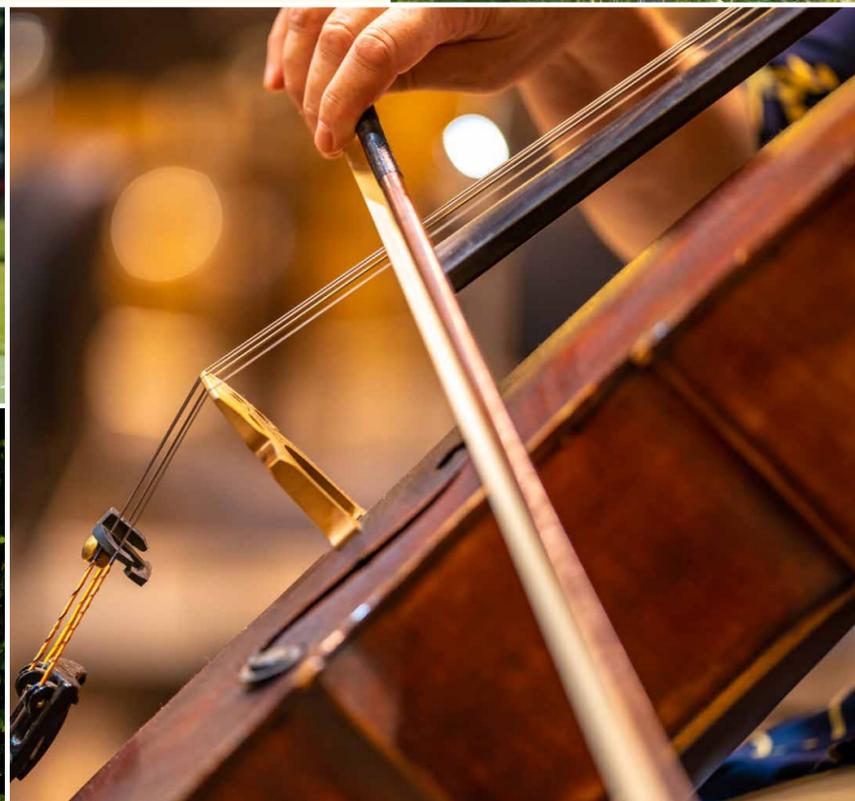
Visit family-run Saffron Grange Vineyard, to sample gorgeous English sparkling wine, with tours and tasting events. Audley End Miniature Railway offers an exciting family day out. Take a steam train through the estate woodland to see wildlife, the River Cam and wartime landmarks.

Or visit Bridge End Garden, where careful restoration has replicated gardening techniques and designs of the Victorian era to bring the garden back to its full splendour and where the wonderful hedge maze provides an unforgettable experience for children.



	13	17	
14		18	
15	16	19	20

- 13. Saffron Grange Vineyard
- 14. Saffron Walden Cricket Club
- 15. Saffron Walden Golf Club 16. Saffron Hall
- 17. Saffron Walden Museum 18. The Coach & Horses
- 19. Audley End Miniature Railway 20. Bridge End Garden





NOTABLE SURROUNDINGS

AN ESTABLISHED WIDER AREA TO EMBRACE

Saffron Walden's picturesque location, in the unspoilt countryside between Cambridge and Bishop's Stortford is rich in heritage.

Explore living history that goes back to Norman times at Mountfitchet Castle or visit the National Trust Wimpole Estate: A living, working estate centred around an impressive 17th century mansion with parkland, gardens and a rare breed farm.

Cambridge, with its world-renowned colleges and universities and the excitement of a punt on the River Cam, is within easy reach. There is world-class shopping, with everything from bookshops, designer stores to big name retailers and exciting nightlife with every type of music, theatres, bars and restaurants to discover. A market takes place daily in the historic Market Square selling a plethora of goods, including fresh food and ingredients, art, plants, books and much more.

Also close by is Newmarket, the headquarters of British horse racing and home to the largest cluster of training yards in the country.

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22	
23	24

- 21. Corpus Christi College
- 22. Newmarket Racecourses
- 23. National Trust Wimpole Estate
- 24. River Cam, Cambridge

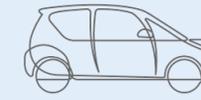


The Common, Saffron Walden



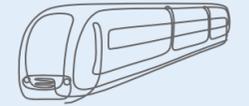
FROM THE WALDENS

- The Railway Arms Pub*
6 MINS
- Saffron Walden Town Centre*
10 MINS
- Lord Butler Fitness & Leisure Centre*
10 MINS
- Waitrose & Partners Saffron Walden*
12 MINS
- Bridge End Gardens*
15 MINS
- The Common, Saffron Walden*
17 MINS



FROM THE WALDENS

- Audley End Station*
6 MINS ◊ 2.7 MILES
- Haverhill*
28 MINS ◊ 14.3 MILES
- Cambridge*
30 MINS ◊ 15.0 MILES
- Braintree*
37 MINS ◊ 24.7 miles
- Chelmsford*
48 MINS ◊ 27.1 miles
- Stevenage*
48 MINS ◊ 31.2 miles



FROM AUDLEY END STATION

- Great Chesterford*
5 MINS
- Bishop's Stortford*
13 MINS
- Shelford*
14 MINS
- Stansted Airport*
17 MINS
- Cambridge*
18 MINS
- London Liverpool Street*
56 MINS

All times and distances estimated from GoogleMaps and National Rail.



IN PRIME POSITION

CONVENIENTLY LOCATED FOR GETTING AROUND

Commuting is simple and surprisingly fast from The Waldens.

Audley End Station on the West Anglia Main Line from Cambridge to London is just a short drive away, offering direct trains to London Liverpool Street in 56 minutes and hourly trains that reach Stansted Airport in just 15 minutes, putting global travel at your fingertips.

Road networks provide excellent connections. The nearby M11 puts destinations towards London within easy reach and travelling to Cambridge takes under 30 minutes.

And when you don't want to get the car out?
Local bus stops are just minutes away.



Saffron Walden Town Centre



Waitrose & Partners Saffron Walden



London Liverpool Street Station



Stansted Airport



BEST IN CLASS

AN EXCEPTIONAL CHOICE OF EDUCATIONAL ESTABLISHMENTS NEARBY

The place where you will watch your family live, grow and take the journey to adulthood must provide easy access to education.

A home at The Waldens offers a choice of superb state and independent schools, ensuring that all ages can pursue the education they deserve.

The very young can be welcomed to the nearby Bell Day Pre-school, rated Outstanding. For those a little older, Saffron Walden has a range of primary and secondary schools rated Good or Outstanding, including one within walking distance and several just a short drive away. Additionally, for those going on to further education, the world leading universities of London and Cambridge are easily reached by train.



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NURSERIES & PRIMARY SCHOOLS

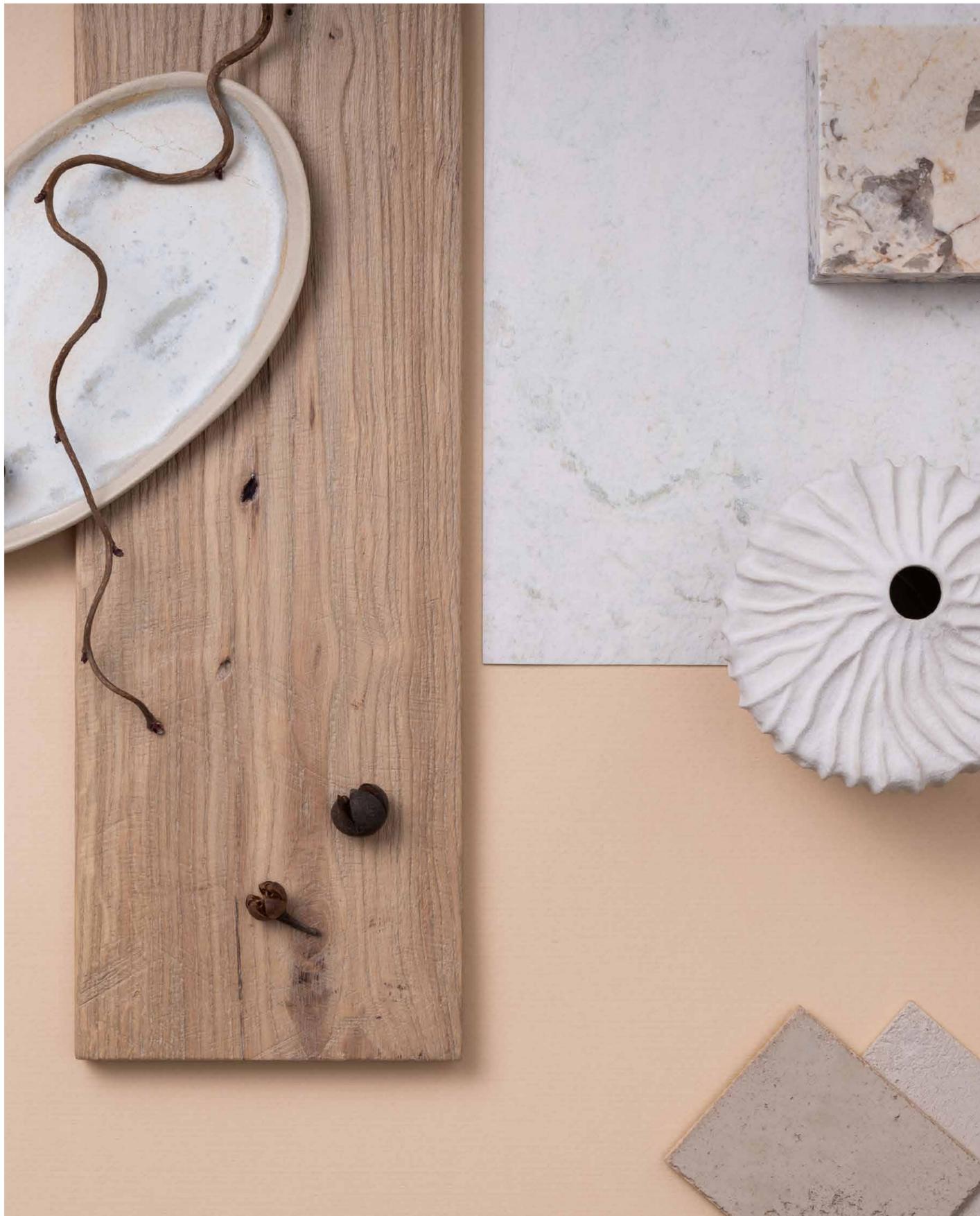
- Bell Day Nursery
0.2 MILES ♦ **Outstanding**
- St Thomas More Catholic Primary School
0.2 MILES ♦ **Good**
- RA Butler Infant & Junior School
0.4 MILES ♦ **Good**
- Meadows Montessori Day Nursery
0.9 MILES ♦ **Good**
- Katherine Semar Junior School
0.9 MILES ♦ **Outstanding**
- St Mary's C of E Primary School
0.9 MILES ♦ **Good**

SECONDARY SCHOOLS

- Saffron Walden County High School
0.6 MILES ♦ **Outstanding**
- Joyce Frankland Academy
3.1 MILES ♦ **Good**
- Sawston Village College
9.2 MILES ♦ **Good**
- Bishop's Stortford College
12.4 MILES ♦ **ISI Inspected**
- The Perse Upper School
14.0 MILES ♦ **ISI Inspected**
- The Leys School
14.7 MILES ♦ **ISI Inspected**

COLLEGES & UNIVERSITIES

- Wolfson College
17.3 MILES
- Cambridge University
18.2 MILES
- Downing College
18.9 MILES
- University College London
45.0 MILES
- London School of Economics
48.0 MILES
- Imperial College London
50.9 MILES



THE OLD SCHOOL HOUSE

STYLE RE-IMAGINED

A SYMPATHETIC RESTORATION INFORMED BY THE PAST

For more than 300 years, the Friends' School provided education for boys and girls, becoming a much-loved part of the Saffron Walden community in the second half of the 19th century. The school's past and its handsome red brick Victorian architecture have been carefully interpreted to shape the new development's future.

The Old School House dating back to 1879 is being sensitively converted into 52 luxury apartments, while preserving its elegant exterior and many interior features. Thus, the oak panelled dining hall, with impressive vaulted ceiling and exposed beams will be restored and repurposed into the residents' lounge, while some apartments will retain high ceilings and spectacular windows.

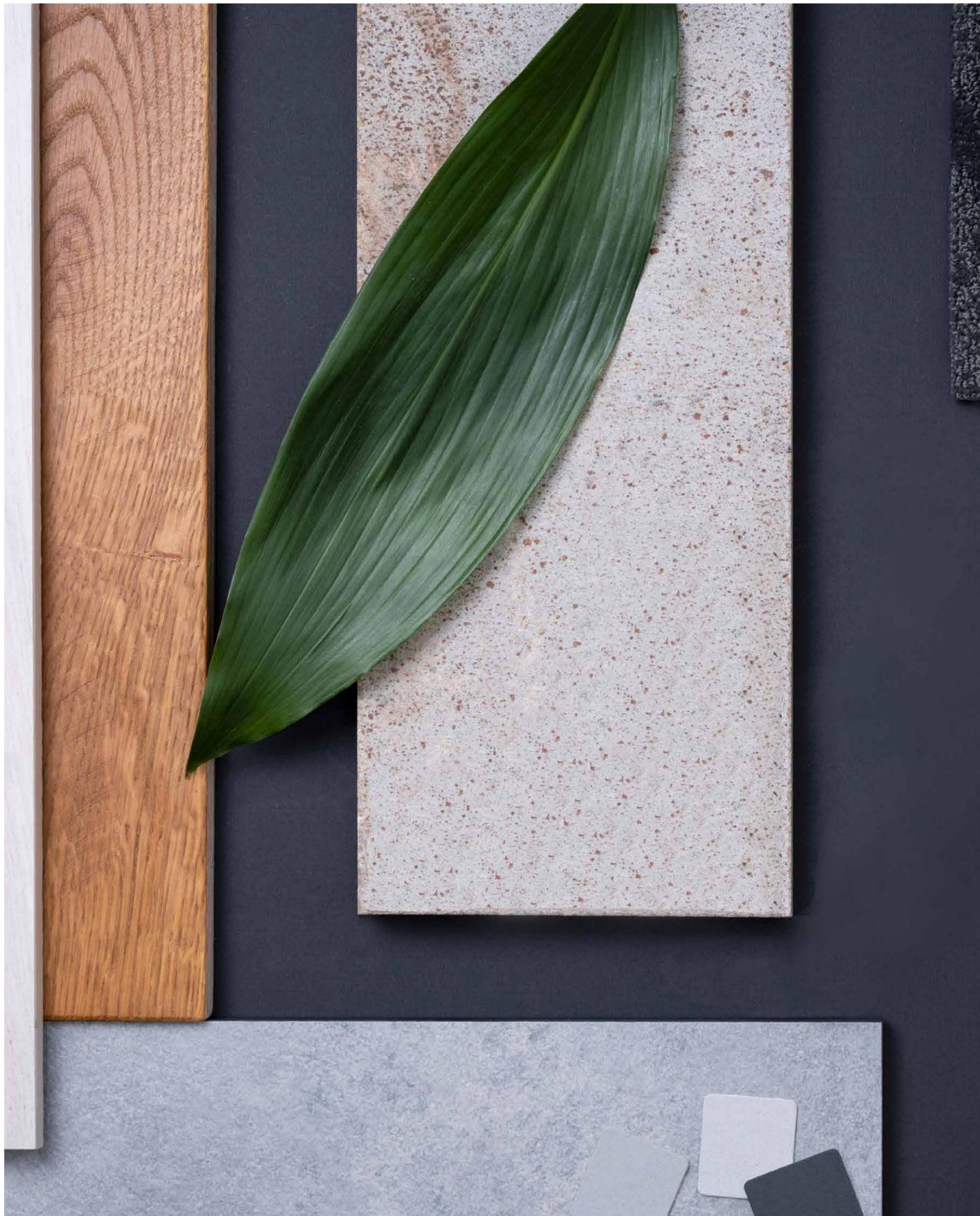
The Croydon Building remains and will offer stylish one and two bedroom apartments.

Elsewhere, later buildings of lesser architectural merit will be replaced, with semi-detached and terrace houses combining high contemporary standards with an elegance inspired by the school's rich history.



DETAILS MAKE PERFECTION, AND
PERFECTION IS NOT A DETAIL.

LEONARDO DA VINCI



THE HOUSES & APARTMENTS

IN PERFECT HARMONY

WHERE ATTENTION TO DETAIL IS EVERYTHING

The sensitive conversion of the magnificent school buildings will be accompanied by new homes created to harmonise with the original architecture that provides The Waldens with its distinct character and timeless appeal.

This heritage is supported by construction to the highest standards. All homes, new or converted will be built to an exacting specification, including exceptional finishes and sustainable features.

The kitchens, designed by Leicht, a bespoke German company proud to be the first carbon neutral kitchen manufacturer, are particularly exciting. Offered in a modern classic shaker style, they combine timeless elegant colours with exquisite Caesarstone quartz worktops and a suite of sophisticated Bosch appliances.

Amtico flooring and plush carpet will provide durable comfort for floors, while bathrooms and en-suites will feature premium sanitaryware and the elegance of porcelain tiles throughout.

At The Waldens you can expect the highest standards of quality and attention to the smallest of details.



THE DETAIL IS AS IMPORTANT
AS THE ESSENTIAL IS.

CHRISTIAN DIOR

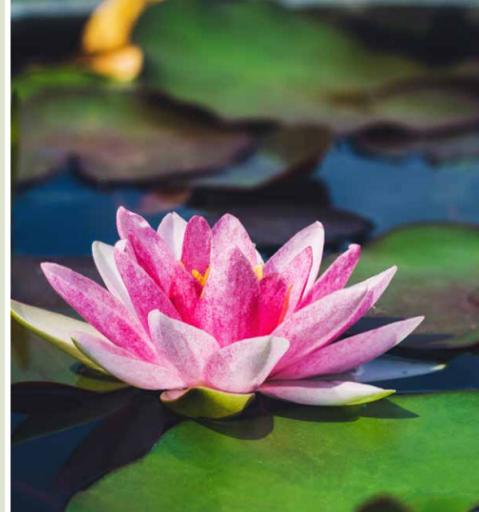


BEAUTIFUL INSIDE & OUT

CRAFTED OUTDOOR SPACES FOR YOU TO ENJOY AND SHARE

The town of Saffron Walden seems to be immersed in its natural surroundings. Charming woodlands and fields encircle it, whilst considered green spaces are dotted among its buildings.

The Waldens will reflect this unique combination of heritage and planting. The ornate wrought iron entrance gates - dating back to 1825 - will be retained within the landscaped grounds. There will be beautifully landscaped communal gardens and at the heart of the development, a nature-enhancing pond, forming an ecological centrepiece.



CREATING AN EVERLASTING FUTURE

SUSTAINABILITY IS AT THE HEART OF WHAT WE DO

At Chase New Homes, we know that we only have one planet and caring for it is a responsibility that we all share. At The Waldens, the natural world will be safeguarded, resources carefully used and emissions reduced. We are restoring a much-loved building from the past, but we are also creating a better sustainable future.



NATURE & BIODIVERSITY

The development is located in a beautiful natural setting and has been designed to protect and enhance that environment. Planting and landscaping will support increased biodiversity, with bat boxes and bird nesting, with wildlife encouraged and a wealth of mature trees retained. Beautifully designed and landscaped communal gardens will welcome residents and native fauna alike.



WASTE & RECYCLING

Converting an existing building offers huge environmental savings. Repair and re-use means cutting landfill, brings down energy and material needs and reduces the impact of construction transport. Construction has been planned to take ecological principles to a new level. All new timber is PEFC certified and the kitchens are designed by the world's first carbon neutral kitchen manufacturer.



WATER & ENERGY EFFICIENCY

As with all Chase New Homes developments, homes at The Waldens will be constructed to the highest standards of energy and resource efficiency, reducing utility costs for residents by using technology that includes Air Source heat pumps. This approach extends outside. Every home will have one allocated parking space with an EV charger, with ample secure cycle storage.



Lea Wharf, Hertford



One One Six, Cockfosters, London



St Edward's Gate, Goff's Oak



Scholars, Broxbourne



THE CHASE NEW HOMES *ETHOS*

A PROVEN TRACK RECORD FOR INSPIRED PLACEMAKING

Chase New Homes is a successful independent company that has been delivering innovatively designed and carefully crafted new homes for almost 20 years.

Our skills in property development have helped us deliver a wide-ranging portfolio of residential and commercial developments, from large-scale mixed housing schemes to impressive multi-million pound homes. But we realise that simply creating exceptional homes is not enough. We build communities with a sense of place, designed for modern living.

At Chase New Homes we are passionate about homes that enhance the lives of our customers; a passion that embodies every aspect of our business. We strive to provide remarkable service and to build exceptional homes.

This ethos and commitment has helped us to create an enviable reputation. But it also helps us do something more, it ensures that when you choose a Chase home, you are choosing a home that you will love living in now and for the years to come.





HOW TO FIND US

THE WALDENS | MOUNT PLEASANT ROAD | SAFFRON WALDEN | CB11 3NY



Directions: At junction 9a of the M11, take the A1301 exit to Cambridge/Saffron Walden/B184 and in 0.4 miles at the roundabout, take the 3rd exit onto A1301. After 0.1 miles, at the roundabout take the 1st exit onto B184 and after another 0.1 miles at the roundabout, take the 2nd exit onto Walden Road/B184. In 1.6 miles at the roundabout, take the 2nd exit and stay on Walden Road/B184 and after 2.8 miles the B184 turns slightly right and becomes Debden Road/B1052. In 200 feet at the roundabout, take the 1st exit onto Debden Road. Turn left after 0.2 miles onto Mount Pleasant Road, and after 470 feet The Waldens will be on your right. **To find us use SAT NAV postcode CB11 3NY.**



CHASE NEW HOMES
JASMINE HOUSE | 8 PARKWAY | WELWYN GARDEN CITY | AL8 6HG

Disclaimer: This document is intended to provide an indication of the general style of our development. Chase New Homes operate a policy of continuous development and individual features such as windows, elevational treatments and layouts may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. A Predicted Energy Assessment (PEA) is available for inspection on request. The Waldens is the marketing name and will not necessarily form part of the approved postal address. All details are correct at time of going to press. Computer generated images are indicative only. Travel times and distances have been taken from GoogleMaps and National Rail. Application reference: UTT/22/1040/PINS. Designed by S1design.london

I THINK WE OUGHT TO LIVE
HAPPILY EVER AFTER.

D. W. JONES, FORMER PUPIL OF THE FRIENDS' SCHOOL



THE WALDENS
SAFFRON WALDEN

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