

SAFFRON *Park*
SAFFRON WALDEN

A CONTEMPORARY NEW NEIGHBOURHOOD
DESIGNED FOR MODERN LIVING



101 STYLISH NEW HOMES

A wide range of 1 & 2-bedroom apartments and 2, 3, 4 and 5-bedroom houses

PRICES FROM £600,000

THE OPPORTUNITY

Set across approximately 13 acres, Saffron Park will deliver 168 (67 being affordable) beautifully designed new homes, offering a broad choice of apartments and houses within a carefully planned, landscape-led setting.



This thoughtfully balanced mix creates a high-quality, sustainable neighbourhood that appeals to first-time buyers, growing families and those looking to put down long-term roots in Saffron Walden.

FIRST COMPLETIONS
FROM
JANUARY 2027



FOR MORE
INFORMATION AND TO
REGISTER YOUR INTEREST

DESIGN & PLACEMAKING AT IT'S VERY BEST

LANDSCAPE-LED MASTER PLANNING

Saffron Park has been designed around the site's natural topography, creating a calm, green environment that feels established from day one.

- Generous public open spaces and landscaped green buffers
- Attractive attenuation ponds that manage surface water while enhancing biodiversity
- A strong connection between homes, green space and nature-encouraging outdoor living and well-being

SUSTAINABLE, FUTURE-FOCUSED LIVING

Homes at Saffron Park are designed with modern living and long-term efficiency in mind.

- Innovative energy-efficient technologies to help reduce energy bills
- Promotion of sustainable travel choices, supported by enhanced public transport
- A development aligned with today's expectations for responsible, future-ready living



CONNECTIVITY & EVERYDAY CONVENIENCE

Designed to make day-to-day life easier, Saffron Park offers excellent connectivity for both residents and the wider community.

- New pedestrian and cycle links connecting seamlessly to surrounding neighbourhoods
- Layouts that encourage walking, cycling and healthier, more connected lifestyles

HIGH-QUALITY ARCHITECTURE

- Contemporary yet timeless homes, synonymous with the Chase New Homes brand
- Carefully designed street scenes and public realm
- Cohesive architecture and detailing that creates a strong sense of place and lasting value

INVESTING IN THE LOCAL COMMUNITY

Saffron Park delivers benefits that extend well beyond the homes themselves.

- Investment in early years provision, childcare and primary education
- Contributions towards libraries and healthcare
- Sustainable transport initiatives, including electric bike provision and a car club
- Investment in local bus services
- Dedicated nesting areas for protected bird species

IMPROVED ACCESS & TRANSPORT LINKS

A comprehensive package of highways and transport improvements will further enhance accessibility and safety.

- New shared footway and cycleway linking Peaslands Road to Knight Retail Park
- New signal-controlled junction and pedestrian crossing at Thaxted Road/Cardamom Road
- Two new bus stops on Thaxted Road



A TRUSTED, AWARD-WINNING DEVELOPER

Chase New Homes is proud to be an award-winning housebuilder, recognised for design quality and placemaking excellence.

- What House? Awards - Silver Winner; Best Mixed-Use Development for Scholars, Broxbourne

CHASE NEW HOMES

is committed to delivering distinctive, well-crafted homes in carefully chosen locations. Combining design excellence, sustainability and long-term community value to create places people genuinely want to live.



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