



THE WALDENS

SAFFRON WALDEN

THE PLAYING FIELDS

THOUGHTFULLY DESIGNED HOMES SET WITHIN A UNIQUE GREEN SETTING



WELCOME TO THE WALDENS

Phase II at The Waldens – The Playing Fields – offers a rare opportunity to buy a new home within this unique development and set within a beautifully green, community-focused environment in Saffron Walden.

The playing fields of the former Friends School, currently being converted into apartments, are now being transformed into a vibrant neighbourhood where homes, open space and community facilities come together. Designed and delivered by Chase New Homes, this phase combines high-quality homes with exceptional outdoor and lifestyle amenities.



SALES LAUNCH AND
BUILD TIMELINES
TO BE CONFIRMED



PLEASE REGISTER
YOUR INTEREST
TO FIND OUT MORE

AN ENCHANTING PLACE TO LIVE

BEAUTIFUL HOMES OVERLOOKING THE CRICKET SQUARE

A total of 75 new homes will be delivered, offering a wide choice of thoughtfully designed properties to suit a range of lifestyles.

Homes are designed with generous internal space, flexible layouts and high-quality finishes, reflecting Chase New Homes' commitment to craftsmanship and long-term quality.

- ◆ 45 private homes
- ◆ 30 affordable homes (40%), including affordable rent and shared ownership
- ◆ 11 distinctive private house types
- ◆ **Indicative prices from £495,000**



COMMUNITY BUILT AROUND GREEN SPACE

At the heart of The Playing Fields is a strong focus on outdoor living, recreation and well-being.

Residents and the wider community will benefit from:

- ◆ Football pitches and a cricket square delivered to Sport England standards
- ◆ A new multi-purpose clubhouse with parking
- ◆ Over 2,500 sq m of protected open space and dedicated children's play areas
- ◆ Public access to mature woodland and newly created nature trails

SUSTAINABILITY & NATURE

The development has been designed to enhance its natural surroundings while supporting a more sustainable way of living.

- ◆ Over 300 new trees and plants introduced across the site
- ◆ A new public footpath linking Greenways and Mount Pleasant Road
- ◆ A commitment to Biodiversity Net Gain, ensuring the environment is richer for future generations

The result is a greener, better-connected neighbourhood with lasting environmental benefits.

DESIGNED FOR MODERN LIVING

- ◆ A balanced mix of homes supporting a diverse, inclusive community
- ◆ Landscaped streets and open spaces designed to feel welcoming and safe
- ◆ High-quality architecture & detailing synonymous with Chase New Homes

Every element has been carefully considered to create a place people are proud to call home.

HOME TYPES & SIZES

A broad mix of 2, 3, 4 and 5-bedroom homes ensures choice for first-time buyers, growing families and those looking for more space.

2 BEDROOM HOMES

- ◆ The Montclair 849 sq ft

3 BEDROOM HOMES

- ◆ The Ravensworth 1,122 sq ft
- ◆ The Chatsworth 1,145 sq ft
- ◆ The Penrose 1,488 sq ft
- ◆ The Windermere 1,500 sq ft
- ◆ The Kensington 1,556 sq ft

4 BEDROOM HOMES

- ◆ The Riverton 1,141 sq ft
- ◆ The Fairmont 1,312 sq ft
- ◆ The Montrose 1,316 sq ft
- ◆ The Windsor 1,462 sq ft
- ◆ The Guildford 1,558 sq ft

5 BEDROOM HOMES

- ◆ The Hawthorne 1,873 sq ft
- ◆ The Belvoir 1,956 sq ft

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.



W: compasselevationcambridge.com

T: 01799 610 985

E: thewaldens@elevationstateagents.com

