



THE WALDENS NEWSLETTER

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Computer Generated Image – indicative only



Paul Bennett,
Sales & Marketing Director
Chase New Homes

At Chase New Homes, we have been feeling fantastic about the recent progress taking shape at The Waldens. With this momentum, we are looking forward to focusing all our attention on the sensitive regeneration of the former Friends' School. With 97% of homes in Phases 1 and 2 now sold, we're excited to be preparing for the first releases inside the historic building.

We love Saffron Walden, and there's a reason why people who live here rarely leave, including ourselves! In 2025, the town was even recognised as The Times' Best Place to Live; a testament to its charm, character, and strong



Assembly Hall

sense of community. We're looking forward to starting on our upcoming phase, The Playing Fields, in the coming months, where we will be enhancing the development with 75 new homes overlooking the cricket square, designed for modern living. However, for us, building homes is only part of the story; we're committed to working alongside local people to help enhance the lifestyle that makes this place so special.

In this newsletter, we will be providing all the latest updates on the project, a closer look inside the new apartments, and insights from our newest resident about enjoying life at The Waldens.

If you would like to speak to our selling agents at The Waldens, please email Compass Elevation on thewaldens@elevationestateagents.com or please call 01799 610985.

AN EAGERLY ANTICIPATED HISTORIC REGENERATION

This imposing and beautiful building is now entering an exciting new chapter, as Chase New Homes is now working meticulously to restore its interiors to their former splendour. With a major project milestone now reached, the team can fully focus on revitalising this historic centrepiece and ensuring it remains a cherished part of Saffron Walden's heritage for generations to come.

Founded in 1879, the main school building will soon accommodate 52 exquisitely restored apartments, ranging from studios to one, two and three bedroom homes. Each residence has been individually designed, with several enjoying double or triple aspects and some spanning three floors, creating the feel of townhouses within a remarkable

historic estate. From the upper levels, residents will enjoy sweeping views across Saffron Walden and the beautifully landscaped grounds of the new neighbourhood.

The team is now completing the new interior layout, with apartment shapes and sizes defined and design work ready for implementation. Because the building was never intended for residential use, adapting its varied spaces has required creativity and innovation. A standout example is the transformation of the school's grand former dining hall into a relaxing resident's lounge and two apartments. Over the coming months, new internal walls will be installed, giving the interior a renewed sense of structure and purpose.



A captivating blend of architectural styles unified by its Tudor character, the building is being restored with precision and authenticity. Working closely with heritage specialists Hutton & Rostron and expert window restorers, we are ensuring every feature reflects the era in which it was crafted. The building is expected to be complete in 2027, and we believe that every purchaser will feel they are becoming part of a truly special piece of local history.



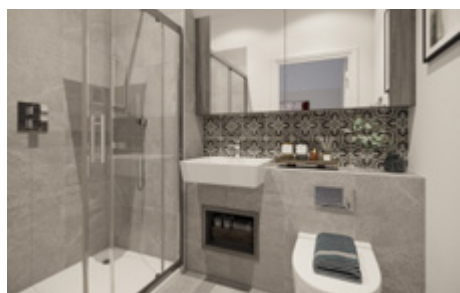


A LOOK INSIDE THE NEW APARTMENTS

Reflecting the exceptional standards seen throughout the development, the interiors of the new apartments at The Waldens, housed within the former Friend's School, have been crafted to deliver outstanding quality. Each bathroom features a refined, contemporary design, enhanced by luxurious touches such as beautiful feature tiling, heated towel rails, and elegant wood effect bath panelling.

The kitchens follow the same design philosophy found across the wider development. While honouring the building's heritage, the modern interiors create a harmonious blend of past and present. Spacious and beautifully appointed, each kitchen includes brand new Bosch integrated appliances, sophisticated Quartz worktops, and premium Leicht German designed cabinetry.

What's more, the residents' lounge will offer a calming, welcoming atmosphere that naturally encourages connection with neighbours. Generous Chesterfield sofas create a sense of comfort and ease, while the space's rich ochre, mushroom and mustard colour palette, paired with wood panelling, echo the building's grand historic character. Whether settling in with a good book or catching up with familiar faces, the lounge will feel like the perfect retreat within the development.



EXPLORING THE GROUNDS

At The Waldens, we've recently completed an extensive programme of landscape restoration across the development. Residents can now enjoy a wealth of recreational amenities, including first class tennis courts, a multi use games area, and a newly created network of walking and cycling paths to explore. Reintroducing high quality sporting facilities was a key ambition for us; encouraging an active lifestyle while helping neighbours connect through shared spaces.

A historic avenue of lime trees stands at the heart of the grounds, soon to be joined by a newly restored pond. Together, they will form a living landscape – one that nurtures local wildlife, enriches biodiversity, and offers a peaceful natural retreat for every resident of The Waldens.



SAFFRON WALDEN

THE SUNDAY TIMES' BEST PLACE TO LIVE

In 2025, Saffron Walden was crowned the UK's 'Best Place to Live' by The Sunday Times; and it's easy to see why! This well connected town offers outstanding schools, vibrant high streets, a historic market that has traded since 1141, beautiful countryside walks and a thriving, modern café culture.

The Waldens is perfectly placed to meet the growing demand for homes in this sought after area. The Sunday Times even stated: 'SW is enjoying a swish new lease of life. Incomers are bringing fresh ideas, cool independent shops and tasty places to eat, and local pride is off the charts.'



MEET YOUR NEIGHBOURS

HOLLY JOYCE

When 37 year old Holly Joyce decided it was time for a livelier setting, nothing appealed more than returning to her beloved hometown of Saffron Walden in Essex. After a few years living in a rural spot that, while peaceful, felt increasingly isolated, Holly was drawn to the idea of a modern apartment in a vibrant location that still felt familiar. Having grown up in and around Saffron Walden, she's now so excited to be back and happily settled at The Waldens!

Holly says: "I told my family and friends that I was looking to buy a home on the site of the former Friend's School, and they thought that was amazing. I'm enjoying seeing the school be brought back to life and being a part of an exciting moment in Saffron Walden's history."

"When I first started looking for a new home, I was focused on houses, but the apartment at The Waldens immediately felt right for me. It's just me living here with my lovely little cat, Florence, and the space suits us perfectly. The apartment is such high-quality, and that was another reason why The Waldens stood out to me."

"I'm enjoying seeing the school be brought back to life and being a part of an exciting moment in Saffron Walden's history."

Holly Joyce
The Waldens Resident



Holly adds: "Moving here felt like coming home, and I just feel so relaxed. My sister and I unpacked all my boxes, and I felt completely settled in just a matter of hours. Being so close to town is excellent – I can walk down quickly and be in the centre of town in less than 10 minutes. I can meet my friends for coffee, go to one of the many great pubs, and on the weekends, I love going to the market and buying fresh produce for a lovely, long day of cooking in the kitchen."

Even though she has only lived at The Waldens for a few months, Holly is looking forward to seeing her community grow even more outside her front door.

She explains: "I've only been living here a short time, but it's already been lovely meeting my neighbours, and I can't wait to meet the rest. It's going to be wonderful watching the community come to life with lots of happy residents."

MEET RUBY HINDLE

OUR SITE SALES REPRESENTATIVE AT THE WALDENS



Ruby has been working in the property industry for over eight years, and is truly passionate about finding her clients the right home for them.

What do you like most about your job?

I love the variety in my work; no two days ever feel the same! Some days I'm busy at my desk, and others I'm out showing the development to a range of different customers. I'm a real people person, and building genuine, trusted relationships with clients is what I enjoy most. I love hearing what they're looking for in their dream home, and it's incredibly rewarding when I can introduce them to ideas they hadn't even considered but end up loving.

What made you pursue this career?

My mum has owned an estate agency for the past ten years, and watching her work really inspired me to pursue a career in property. I love the variety of homes I get to work with, from 300 year old cottages to brand new builds. Buying a home is such a significant moment in someone's life, and I take real pride in helping people find the place that feels right for them.

What does a typical day in your role entail?

A typical day in my role starts with an hour dedicated to essential admin, making sure everything is organised and up to date. After that, the rhythm of the day is shaped entirely by what our customers need. If someone is interested in a home that's ready to move into, I'll be showing them around and helping them picture themselves living there. If they're looking to reserve an apartment that's still progressing, we'll spend time in the sales office going through the plans in detail, so they feel confident in their choice.

I also prepare properties for handover, ensuring each one is ready for its new owners. Because I'm always based on site, buyers also know they can come to me with any questions or support they need throughout their journey.



Which part of the plans for The Waldens are you most excited for?

I'm most excited about overseeing the full renovation of the former Friends' School. Watching such a historic building come back to life is going to be amazing. With 52 uniquely designed apartments, each shaped by the character and fabric of the original structure, I know they will attract a huge amount of interest. It's going to be a fantastic few months meeting customers and showing them around a development that's truly special and unique.

What is your favourite thing about the local area?

The heritage, absolutely. Saffron Walden is a picturesque market town with a rich history and stunning old buildings that make it truly special. I also love the lively weekly markets and the many cosy tea rooms and independent cafés. But what stands out most is the community – so many people have lived here for decades, and there's a real sense of friendliness and contentment throughout the town.

What do you enjoy doing outside of your job?

Travelling! I'm so passionate about seeing the world. I also love relaxing with my friends on my days off, with great food and good conversation.

ABOUT CHASE NEW HOMES

Delivering carefully crafted, high quality homes since 2005, Chase New Homes is a successful independent developer that has grown significantly over the past 16 years.

Our broad expertise allows us to deliver a diverse portfolio of residential and commercial projects: from large mixed use schemes to multi million pound homes. We also have experience constructing educational facilities, healthcare centres and shopping complexes that complement our residential developments.

Alongside The Waldens, our current developments include Claremont Quarter in Cricklewood, delivering 251 one to three bedroom apartments, and Equinox at ONE ONE SIX in Cockfosters, offering 223 one and two bedroom homes. Both are located in highly sought-after and up-and-coming areas of London.

Looking ahead, we are excited to return to Cuffley, following the success of St Edwards Gate, to deliver 58 new-build homes ranging from two to five bedrooms on Cuffley Hill. We are also continuing our presence in Saffron Walden, having recently commenced work on a 13-acre site in Thaxted Road with outline permission for 168 homes, including 67 affordable properties.

At Chase, we are passionate about creating homes that enhance our customers' lives. Our commitment to exceptional service has helped us build a strong, trusted brand among our customers and partners.

For more information on The Waldens, please contact our selling agents, Compass Elevation on 01799 610985 or please email thewaldens@elevationestateagents.com.