



COMICE MEADOWS

PIRTON

CALA HOMES

BUILT FOR YOUR NEXT CHAPTER







# COMICE MEADOWS

## YOUR RURAL RETREAT AWAITS

It's the idyllic hideaway you've always dreamed of. A modern development of 3, 4 and 5 bedroom semi-detached and detached homes situated on the northern edge of Pirton village surrounded by open countryside, yet just three miles from the medieval market town of Hitchin.

Designed to create a wonderful sense of light and space, these 48 contemporary CALA homes feature a quality specification and are perfectly placed for family living, benefiting from a handful of village amenities, a sought-after primary school and convenient commuter links.



Local area photography



Stock photography



Photography from a previous CALA development







Photography from a previous CALA development







## 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://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

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a 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.

**CONSUMER  
CODE FOR  
HOMEBUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

\*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 straight away because of the impressive high specification and attention to detail that was evident throughout."*

**TONY AND JULIE DEAR, PURCHASERS AT THE PAVILIONS,  
RICKLING GREEN**

*"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, PURCHASERS AT BALLS PARK, HERTFORD**



## PERFECT HOMES IN PERFECT PLACES

When couple Andy Thorburn and Carolyn Knowles thought their dream of owning an upmarket CALA home would never become a reality, they were pleasantly surprised when they visited Longhorn Gardens in Aston Clinton. The couple, who both work in the financial sector as IT & Infrastructure Project Managers, had looked at buying a CALA home previously, but thought it wouldn't fall within their budget.

Andy said: "We were amazed by the spaciousness of the rooms, and the garden was a great size for a new build! We feel really lucky to have found such a lovely house, in a beautiful location, at a cost we could afford."

Carolyn said: "Location was really important to us and we really love the area, so it's great we didn't have to move too far in order to find our dream home. We enjoy shopping, sports, going out for meals, seeing our family and local friends, and most importantly walking our Irish Setter Rudi in the beautiful green open fields in the village."

ANDY THORBURN AND CAROLYN KNOWLES, PURCHASERS AT LONGHORN GARDENS,  
ASTON CLINTON, BUCKINGHAMSHIRE



"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





# PIRTON

## VILLAGE LIFE WITH STYLE

Nestled within the Hertfordshire countryside, this attractive village name comes from the meaning 'Homestead of Pears'. Its residents enjoy a tranquil social community that includes a village hall, two pubs, a post office and primary school.

The historic market town of Hitchin is where picturesque medieval and Georgian buildings complement a vibrant café culture alongside the River Hiz.

Independent shops and designer boutiques are joined by well-known high street brands, together with a selection of exquisite restaurants, wine bars and bistros.

As well as healthcare and leisure facilities, a library, museum and theatre, Hitchin hosts the annual Rhythms of the World Festival, which adds to its cultural charm. While Letchworth Garden City and its many amenities are some seven miles away.

For a work-out, there are plentiful fitness and wellbeing gyms in Hitchin and the 18-hole course at Letchworth Golf Club is only a short drive away.

And for education, Comice Meadows is in the catchment area of two well-regarded primaries, Pirton Hill and Samuel Lucas. Along with the high-ranking Hitchin Girl's and Boy's Schools, both rated as 'Outstanding', plus a number of independent schools close by.





Local area photography







THE GREEN KING  
The Sun

DeRoka  
Mediterranean  
Restaurant

PIZZA  
EXPRESS

NORGANS  
01462 455434

LEAF Health

BA08 AYU



## ACCESS ALL AREAS

With the capital only 35 miles away, Pirton is a popular base for London commuters.

The neighbouring town of Hitchin provides excellent transportation links, including fast and frequent trains from Hitchin to London King's Cross in approximately 27 minutes, London St. Pancras in 31 minutes and Cambridge in 32 minutes.

Equally well connected by road, you're within easy reach of both the M1, Junction 10 and the A1(M) for direct routes to the north for Cambridge and Bedford south and west.

Or, if you fancy taking off abroad, the departure lounge at London Luton Airport is a mere 11 miles away on the A505.

Journey times taken from [www.thetrainline.com](http://www.thetrainline.com)





# COMICE MEADOWS - THE DEVELOPMENT



**THE NOTLEY**  
5 BEDROOM DETACHED HOME  
WITH GARAGE  
PLOTS 13, 14, 15, 73 & 74

**THE SAMVILLE**  
5 BEDROOM DETACHED HOME  
WITH GARAGE  
PLOTS 55, 57, 60, 63 & 64

**THE TAYMORE**  
5 BEDROOM DETACHED HOME  
WITH GARAGE  
PLOTS 42, 44, 45, 46, 47, 50, 51, 61, 62 & 82

**THE OSMORE**  
4 BEDROOM DETACHED HOME  
WITH GARAGE  
PLOTS 16, 17, 18, 53, 54, 58, 59 & 81

**THE SELTEN**  
4 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE  
PLOTS 48 & 49

**THE RAMHILL**  
5 BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE  
PLOTS 67, 68 & 69

**THE SOLVILLE**  
5 BEDROOM DETACHED HOME  
WITH GARAGE  
PLOTS 19, 41, 43, 52 & 56

**THE NESSVALE**  
4 BEDROOM DETACHED HOME  
WITH GARAGE  
PLOT 70

**THE PEBWORTH**  
4 BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE  
PLOTS 76, 77, 78 & 79

**THE HURWICK**  
3 BEDROOM DETACHED HOME  
WITH GARAGE  
PLOTS 71, 72, 75 & 80

**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. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Sub Station.



# THE HURWICK (PICTURESQUE RENDER)

3 BEDROOM DETACHED HOME WITH GARAGE

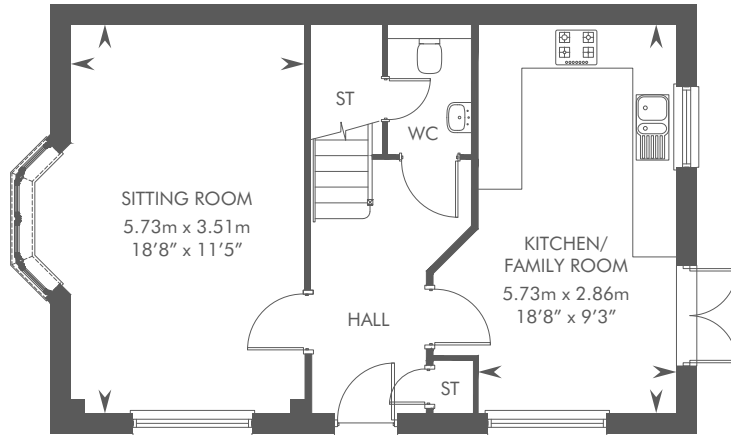




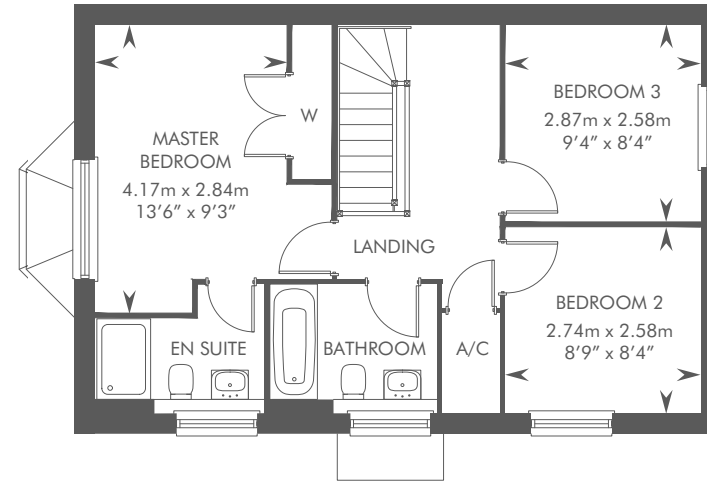
THE HURWICK (PICTURESQUE RENDER)

PLOTS 72 & 75 – AS SHOWN

PLOTS 71 & 80 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.  
(Plots 71, 72 & 75 Picturesque Render)

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





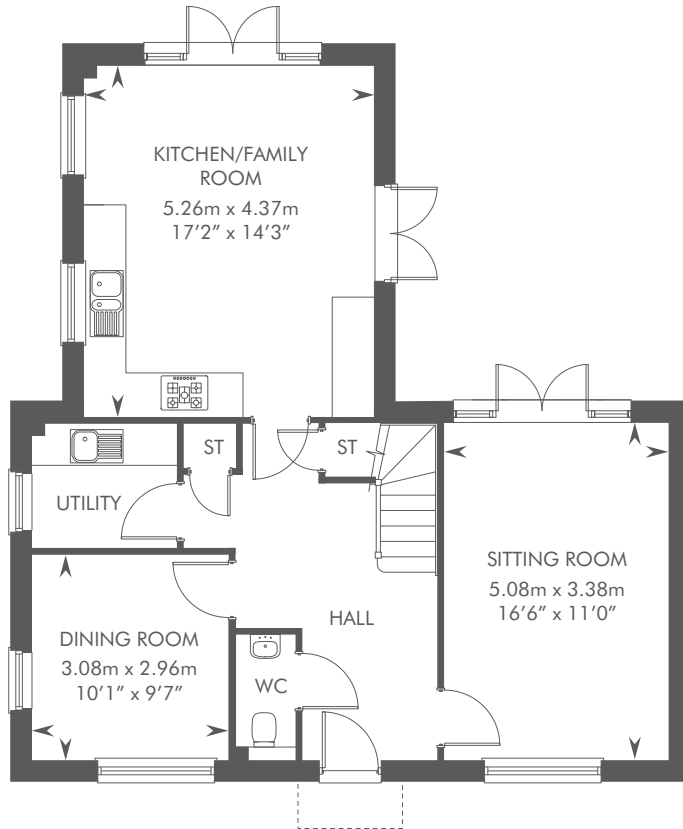
# THE NESSVALE

4 BEDROOM DETACHED HOME WITH GARAGE

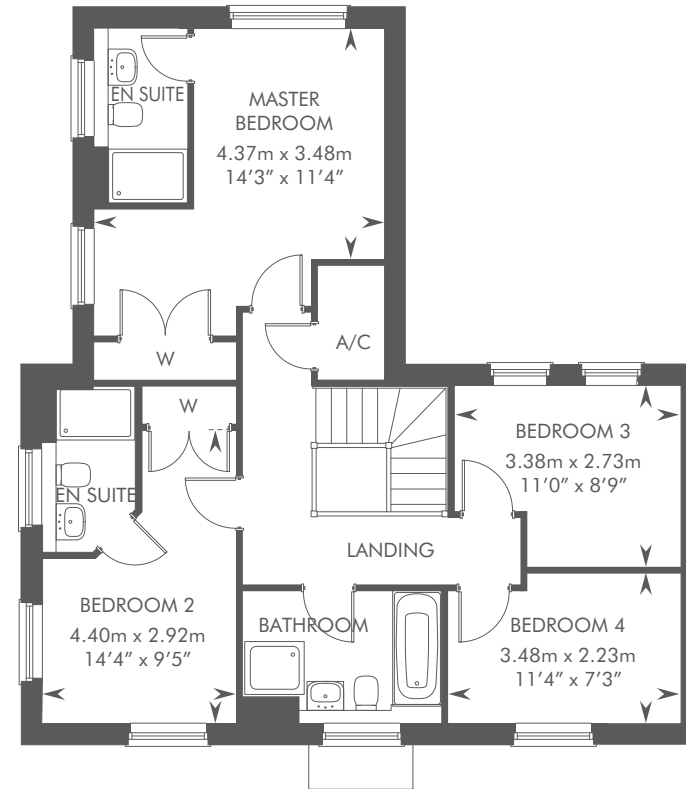




THE NESSVALE  
PLOT 70 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





Computer generated image - The Notley

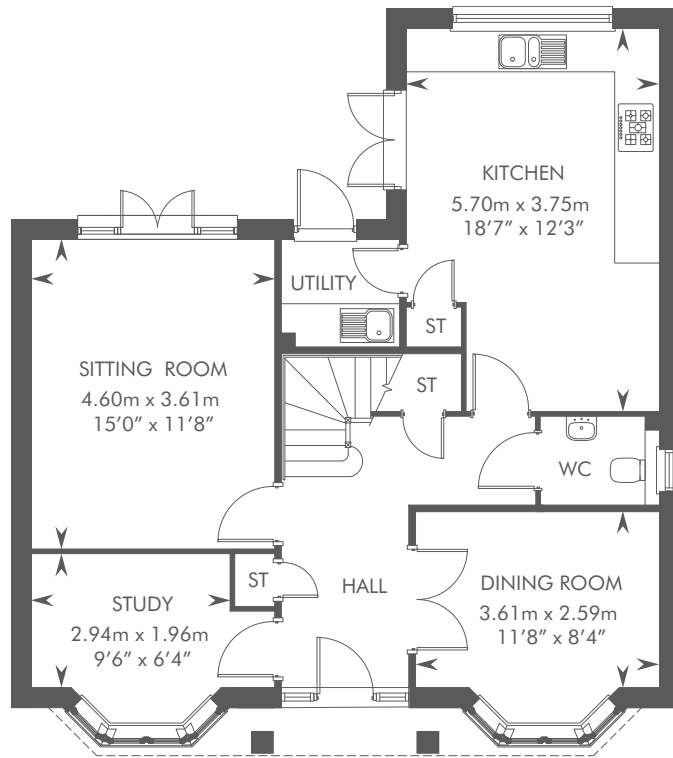
# THE NOTLEY

5 BEDROOM DETACHED HOME WITH GARAGE

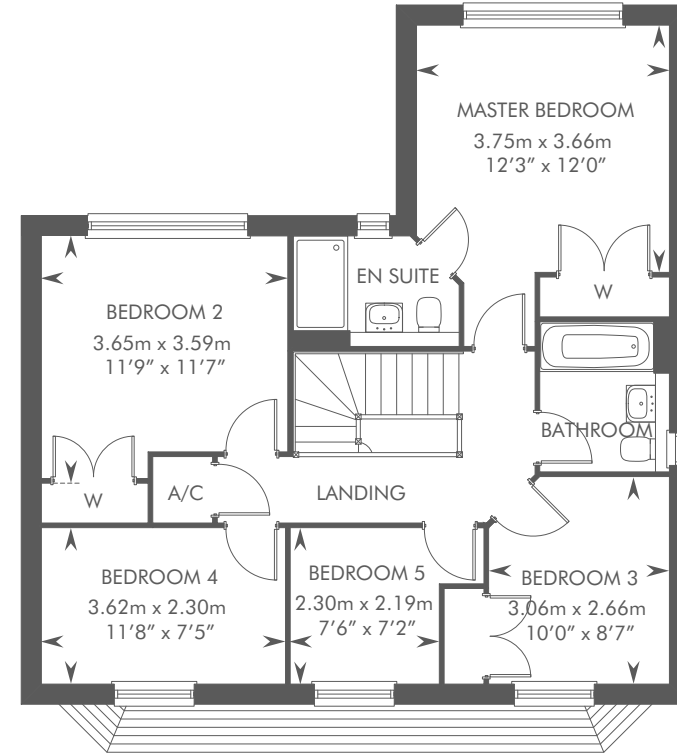




THE NOTLEY  
PLOTS 13, 14, 15, 73 & 74 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





# THE OSMORE (PICTURESQUE RENDER)

4 BEDROOM DETACHED HOME WITH GARAGE

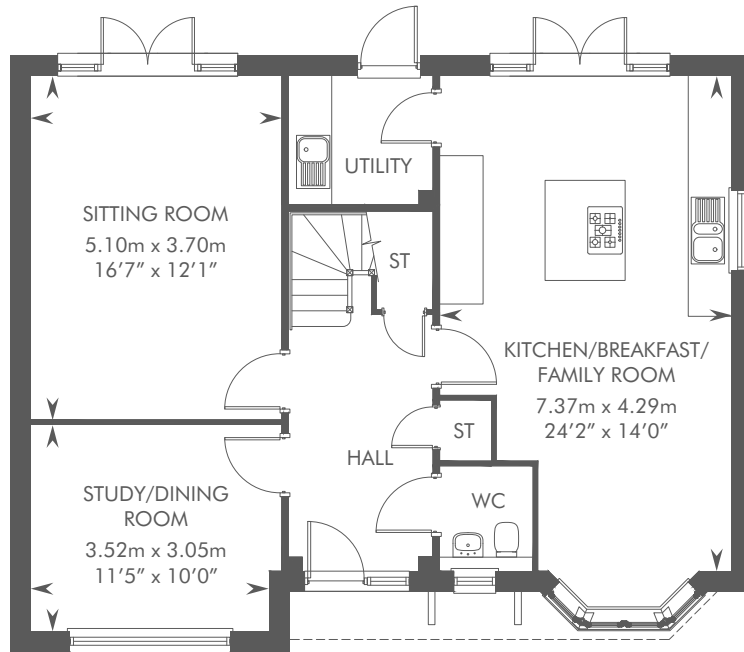




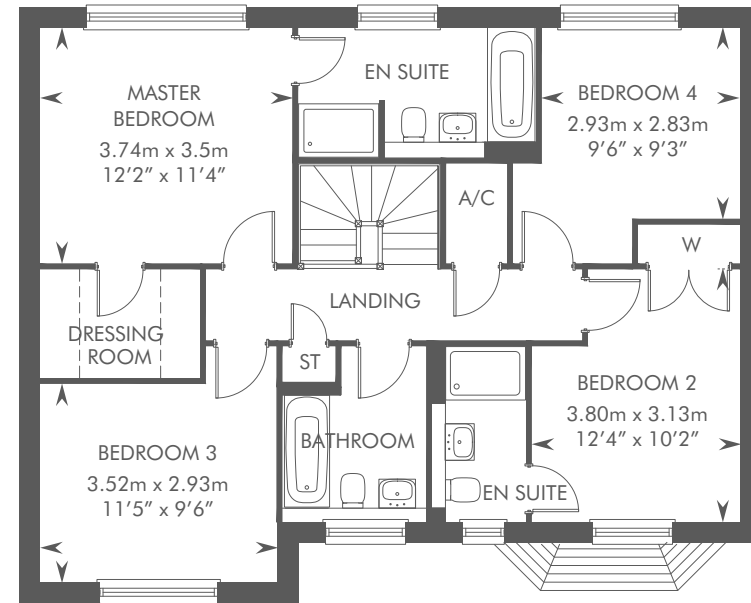
THE OSMORE (PICTURESQUE RENDER)

PLOTS 18, 53, 59 & 81 – AS SHOWN

PLOTS 16, 17, 54 & 58 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.  
(Plots 53 & 81 Picturesque Render)

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





Computer generated image - The Pebworth

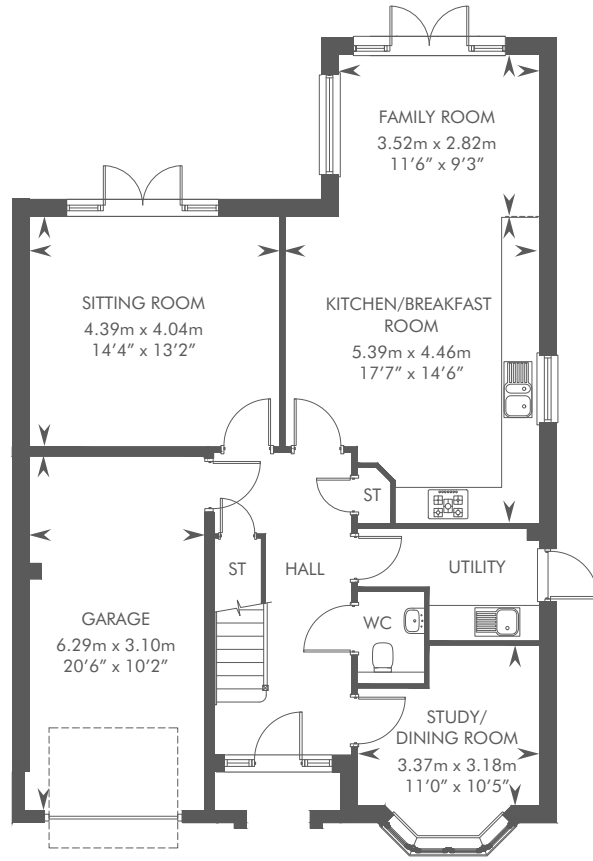
# THE PEBWORTH

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

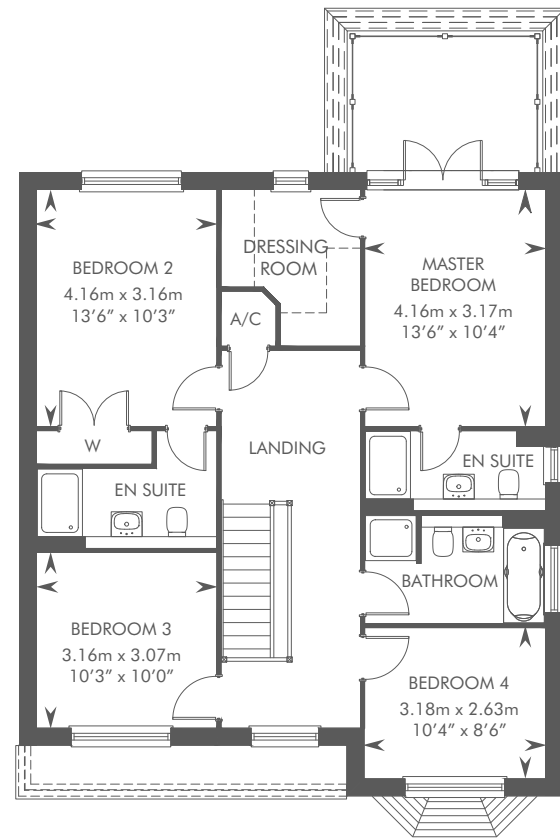




THE PEBWORTH  
 PLOTS 76 & 78 – AS SHOWN  
 PLOTS 77 & 79 – HANDED



GROUND FLOOR



FIRST FLOOR

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

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





Computer generated image - The Ramhill

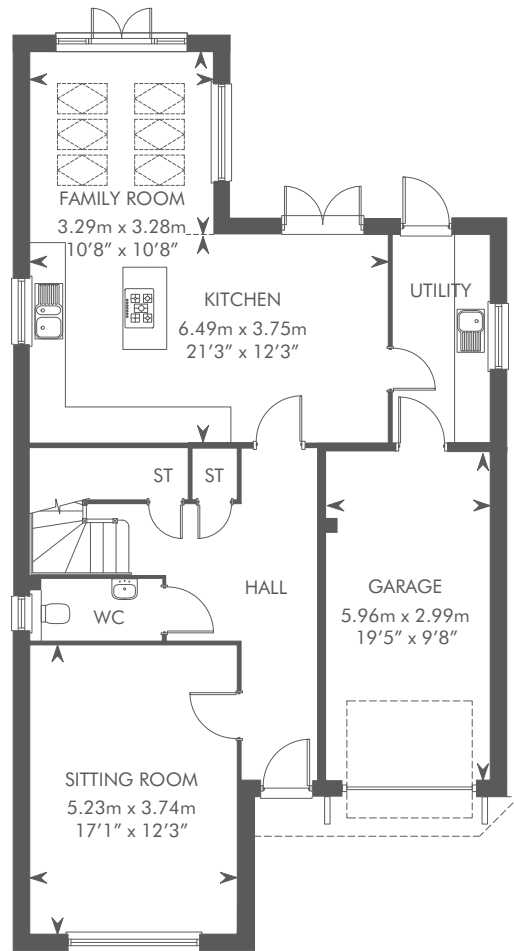
# THE RAMHILL

5 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

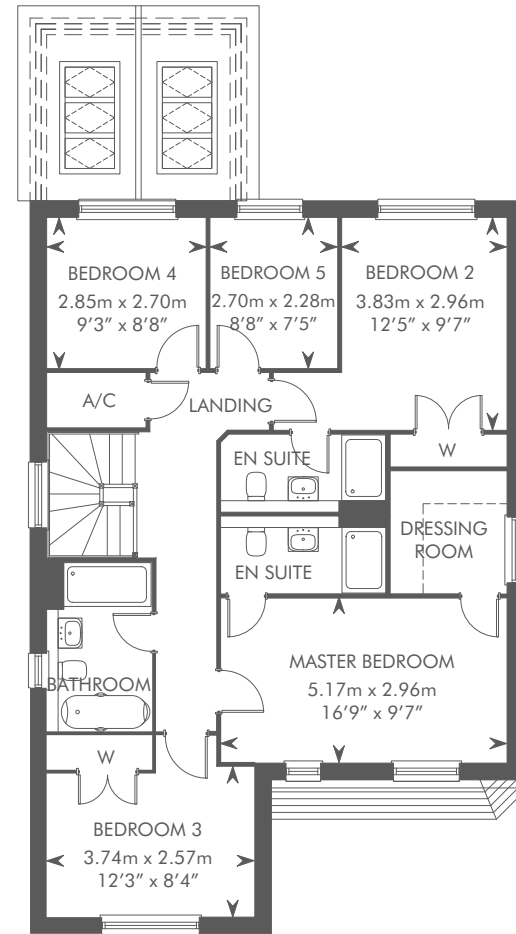




THE RAMHILL  
 PLOTS 68 & 69 – AS SHOWN  
 PLOT 67 – HANDED



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





Computer generated image - The Samville (Brick)

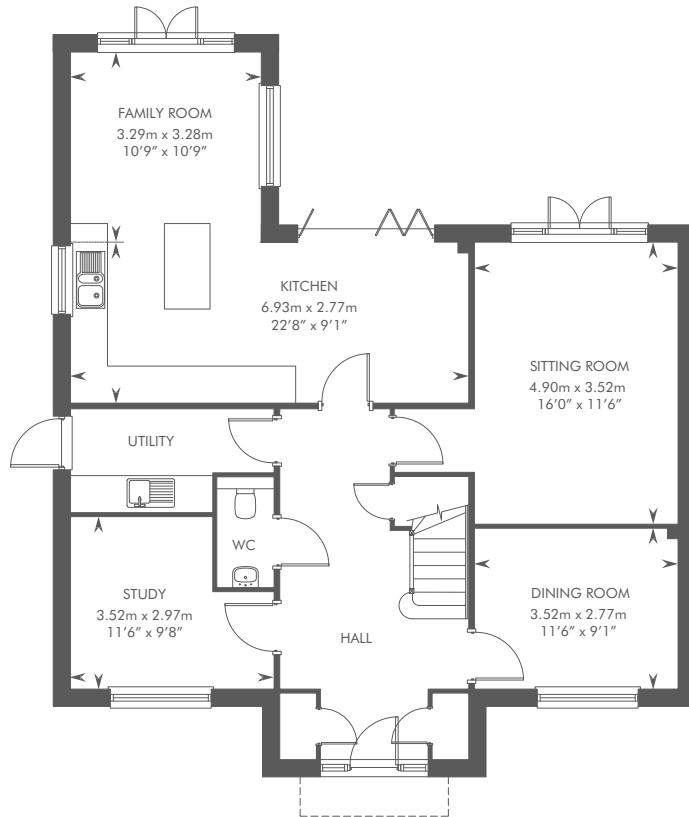
# THE SAMVILLE (BRICK)

5 BEDROOM DETACHED HOME WITH GARAGE

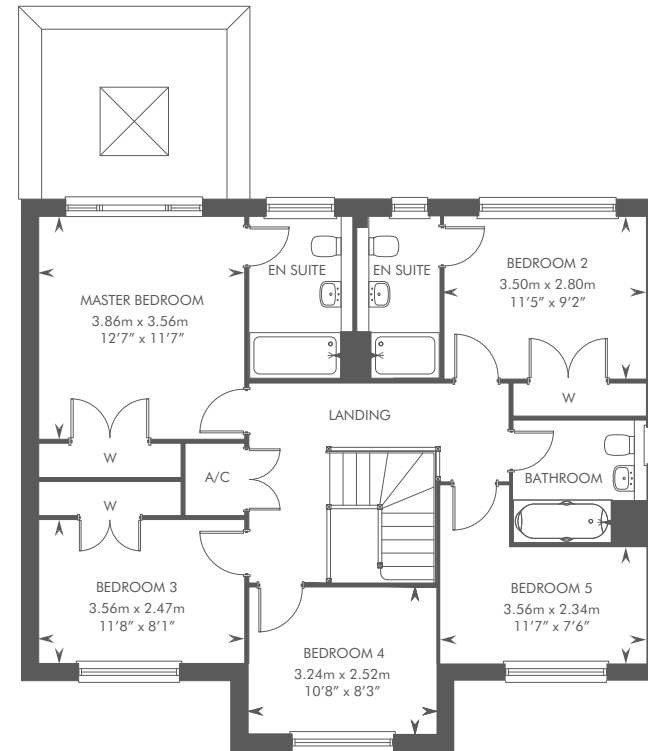




THE SAMVILLE (BRICK)  
 PLOT 60 – AS SHOWN  
 PLOT 55, 63 & 64 – HANDED



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





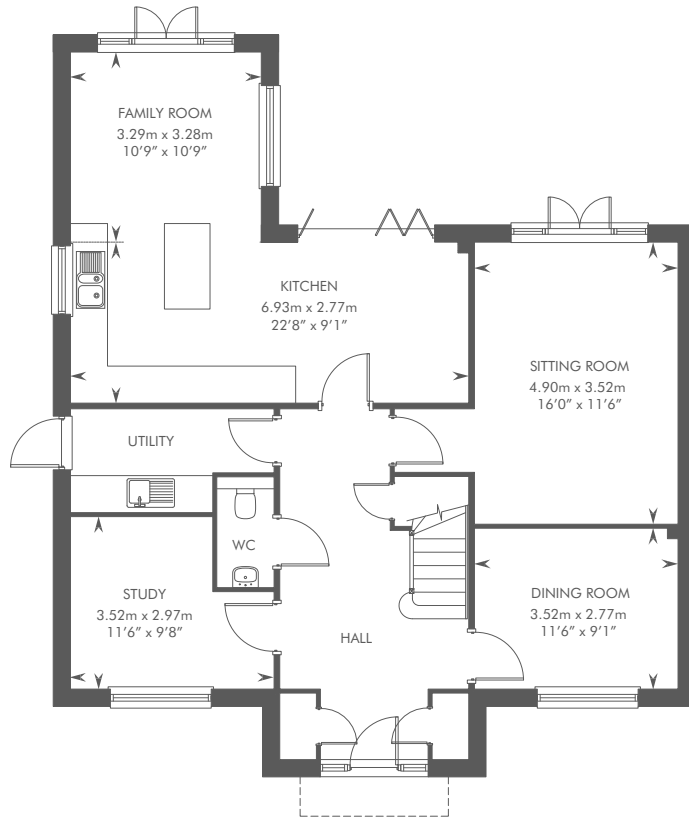
# THE SAMVILLE (RENDERED)

5 BEDROOM DETACHED HOME WITH GARAGE

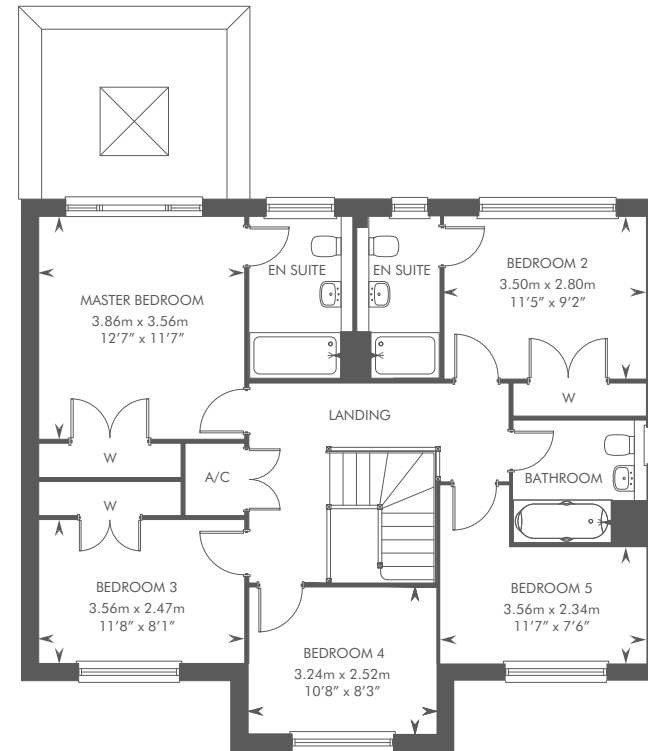




THE SAMVILLE (RENDERED)  
PLOT 57 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





Computer generated image - The Selten

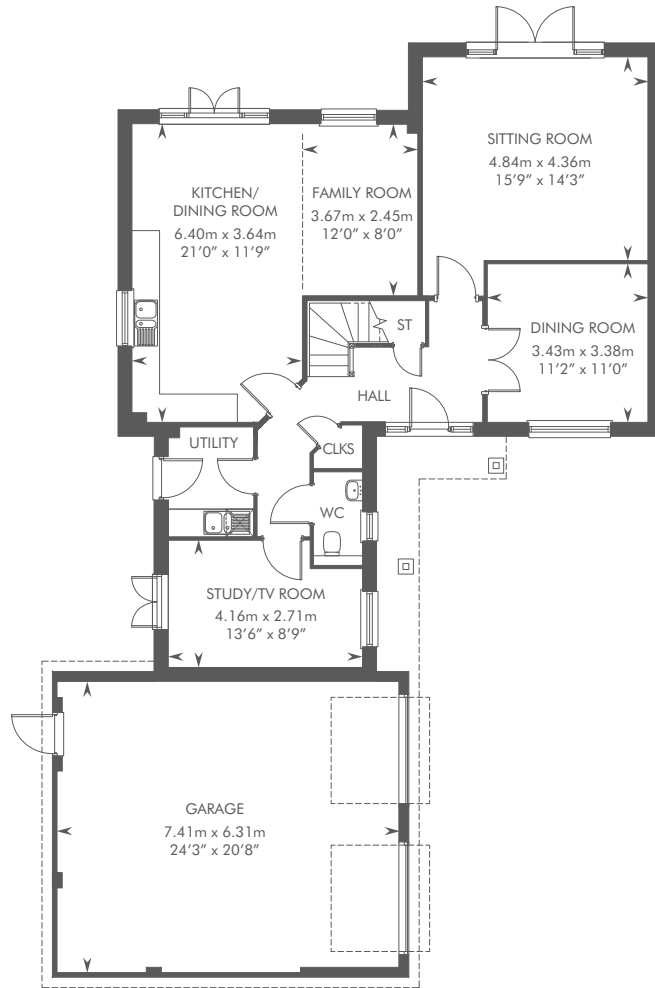
# THE SELTEN

4 BEDROOM DETACHED HOME WITH DOUBLE GARAGE

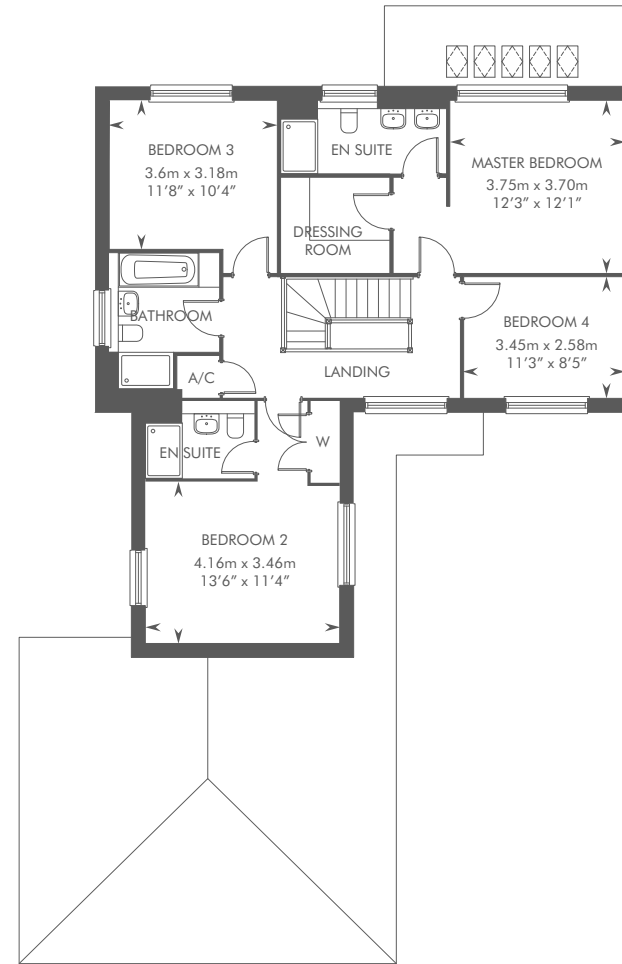




THE SELTEN  
 PLOT 48 – AS SHOWN  
 PLOT 49 – HANDED



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





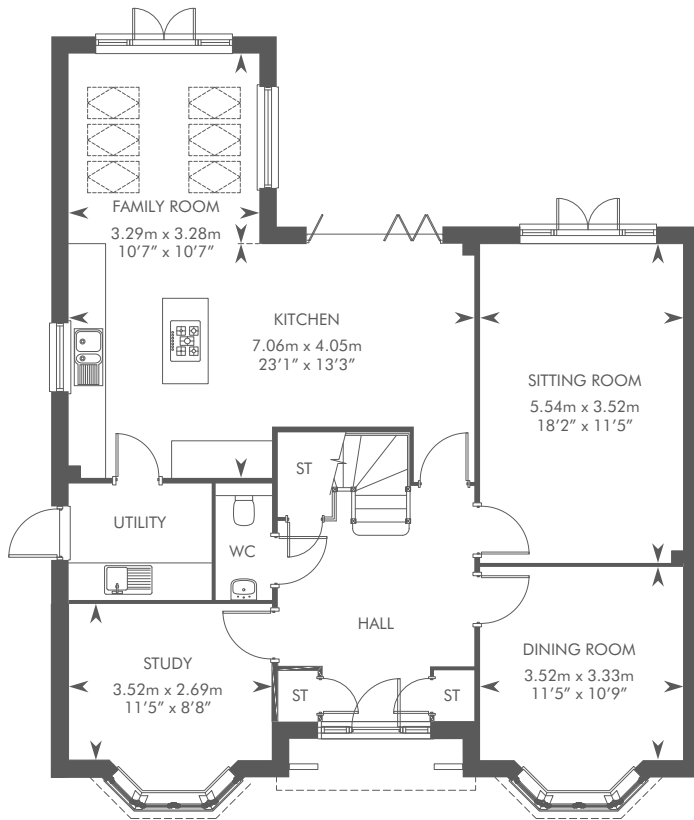
# THE SOLVILLE (ARTS & CRAFTS)

5 BEDROOM DETACHED HOME WITH GARAGE

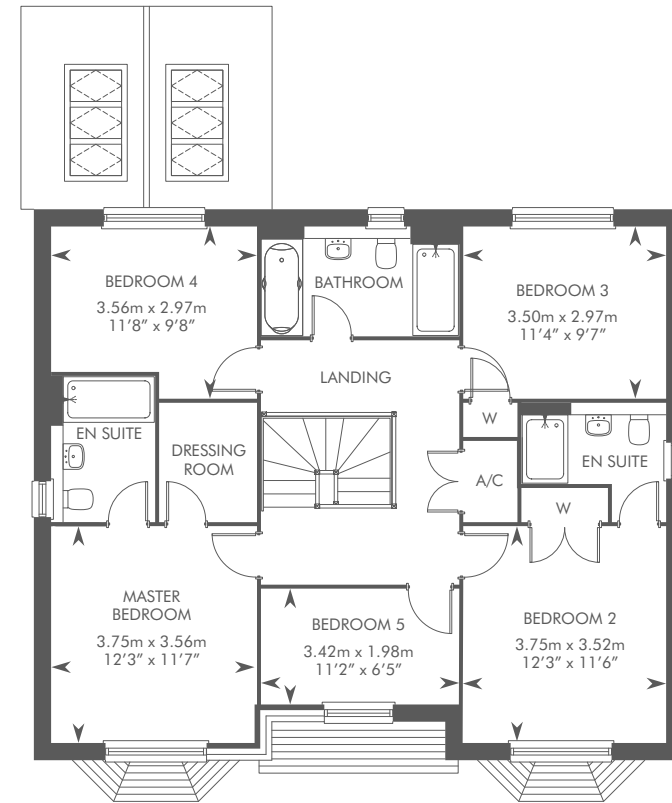




THE SOLVILLE (ARTS & CRAFTS)  
PLOT 19 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





Computer generated image - The Solville (Brick)

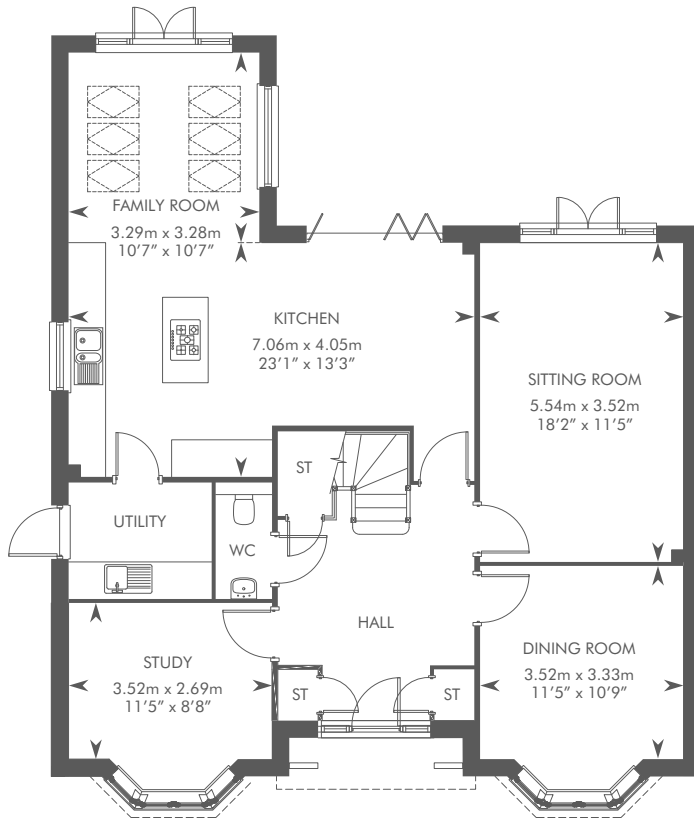
# THE SOLVILLE (BRICK)

5 BEDROOM DETACHED HOME WITH GARAGE

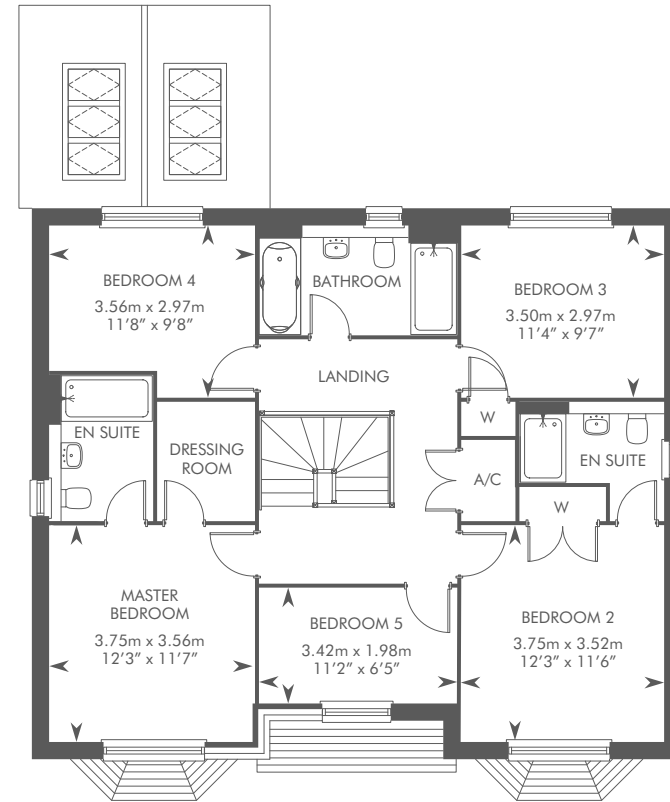




THE SOLVILLE (BRICK)  
 PLOT 41 – AS SHOWN  
 PLOTS 43, 52 & 56 – HANDED



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.





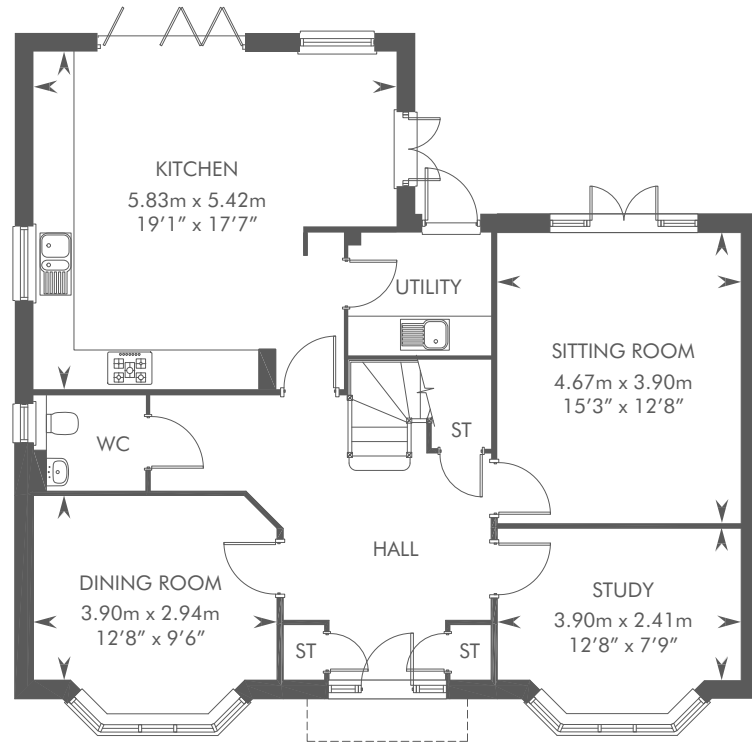
Computer generated image - The Taymore (Arts & Crafts)

# THE TAYMORE (ARTS & CRAFTS)

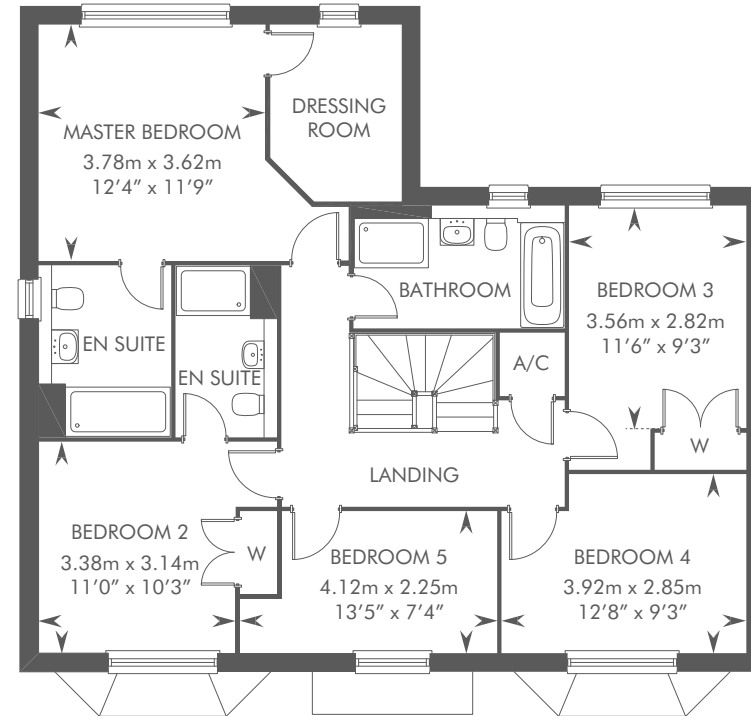
5 BEDROOM DETACHED HOME WITH GARAGE



THE TAYMORE (ARTS & CRAFTS)  
 PLOTS 42, 44, 46, 47, 50 & 62 – AS SHOWN  
 PLOTS 45, 51, 61 & 82 – HANDED



GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.



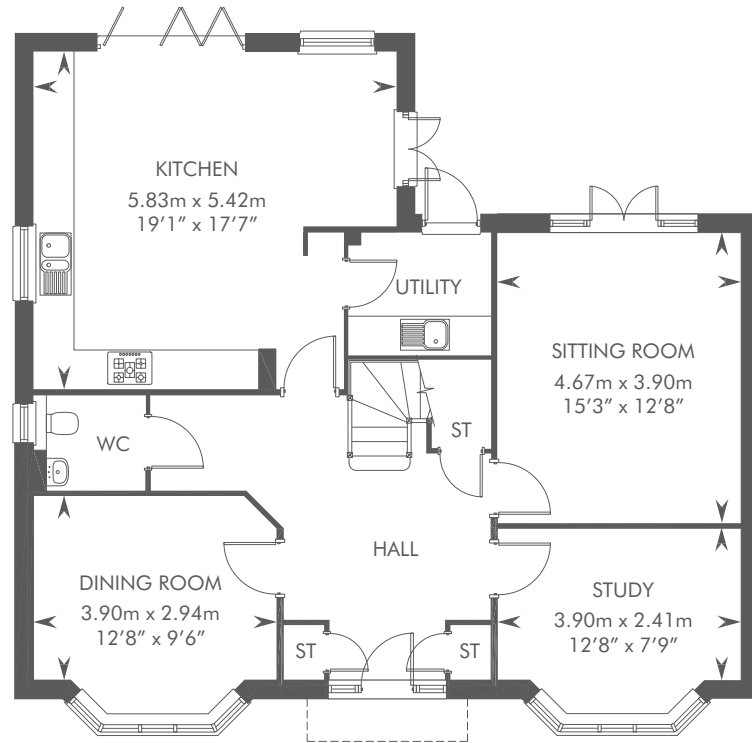




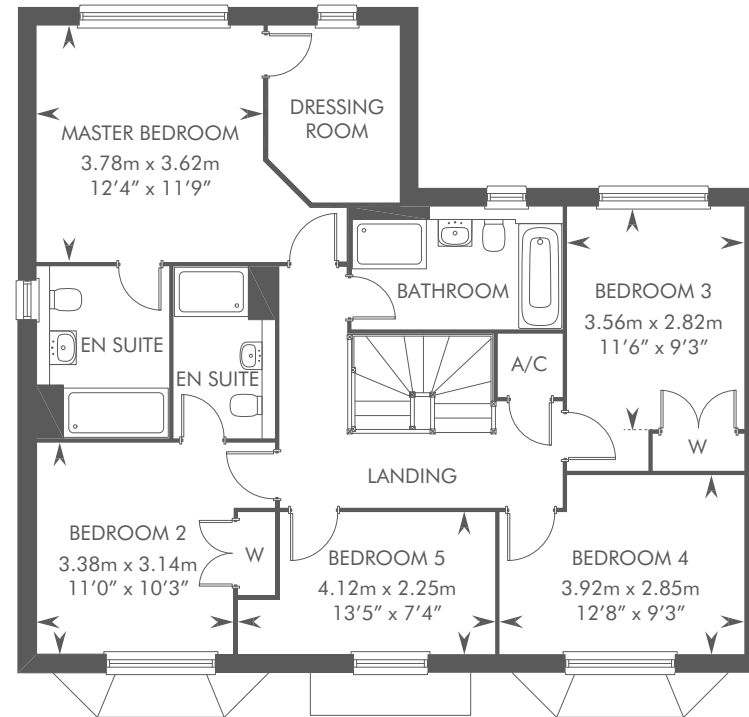
# THE TAYMORE (URBAN)

5 BEDROOM DETACHED HOME WITH GARAGE





GROUND FLOOR



FIRST FLOOR

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

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operate a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Consultant for the most up-to-date information. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps and thetrainline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 09.04.2019. CALA Homes (North Home Counties) Ltd. Registered in England No 00682410. Registered Office: CALA House, 54 Causeway, Staines, Surrey, TW18 3AX. Agent for CALA Management Ltd (SC13655) having a place of business at Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU.



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 premium quality, it's the little things that make all the difference.



# SPECIFICATION

## KITCHENS

- Contemporary kitchen with laminate work surfaces and upstands, stainless steel splashback to hob
- Specialist under unit lighting
- Bosch stainless steel extractor hood\*
- Bosch 4-ring stainless steel gas hob to 3 bedroom homes
- Bosch 5-ring induction hob to 4 & 5 bedroom homes
- Bosch built-in single oven 3 bedroom homes
- Bosch built-in double oven to 4 & 5 bedroom homes
- Bosch built-in fridge freezer
- Bosch integrated washer and dryer\*
- Space provided for washing machine and dryer where there is a separate utility\*
- Bosch integrated dishwasher
- 1½ bowl inset stainless steel sink
- Single bowl stainless steel sink to utility room\*
- Quality Amtico flooring

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suites\*
- Mirrors to family bathroom and en suites\*
- Half height tiling around the bath with low level handheld shower attachment in family bathroom\*

- Full height tiling to separate shower cubicle\*
- Vado mixer taps
- Vado thermostatically controlled shower
- Shaving points to family bathroom and en suite\*
- Chrome wet ladder-style heated towel radiators to family bathroom and en suites
- Quality wall tiling
- Quality Amtico flooring

## PLUMBING, HEATING & ELECTRICAL

- White switches and sockets throughout
- LED downlights to kitchen, utility, bathroom and en suite
- Pendants to all other rooms
- Light installed to ground floor and upstairs cupboard
- Thermostatically controlled radiators throughout
- Pre-wiring for TV/FM satellite compatible with Sky Multiscreen to sitting room, kitchen and all bedrooms
- Telephone socket to sitting room, kitchen and master bedroom
- Ceiling mounted smoke and carbon monoxide detectors
- Electric fuse spur in loft for burglar alarm
- Electric fuse spur in sitting room for fireplace

## INTERNAL FINISHES

- Purpose made softwood white doors to all rooms
- PVCu windows and French doors
- PVCu bi-fold doors\*
- Built-in wardrobes to master bedroom and bedroom 2\*
- 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 handle finishes

## EXTERNAL FINISHES

- Turf to front gardens only
- Concrete slabs to paths and paved patio area
- Retractable garage doors with batten holder light fitting installed\*
- External tap to rear of property
- External light to front and rear of property
- External lighting to parking and footpath areas
- Off-street parking
- Chrome doorbell to front door
- Electric spur for electric garage door opener

## ENVIRONMENTAL DETAILS

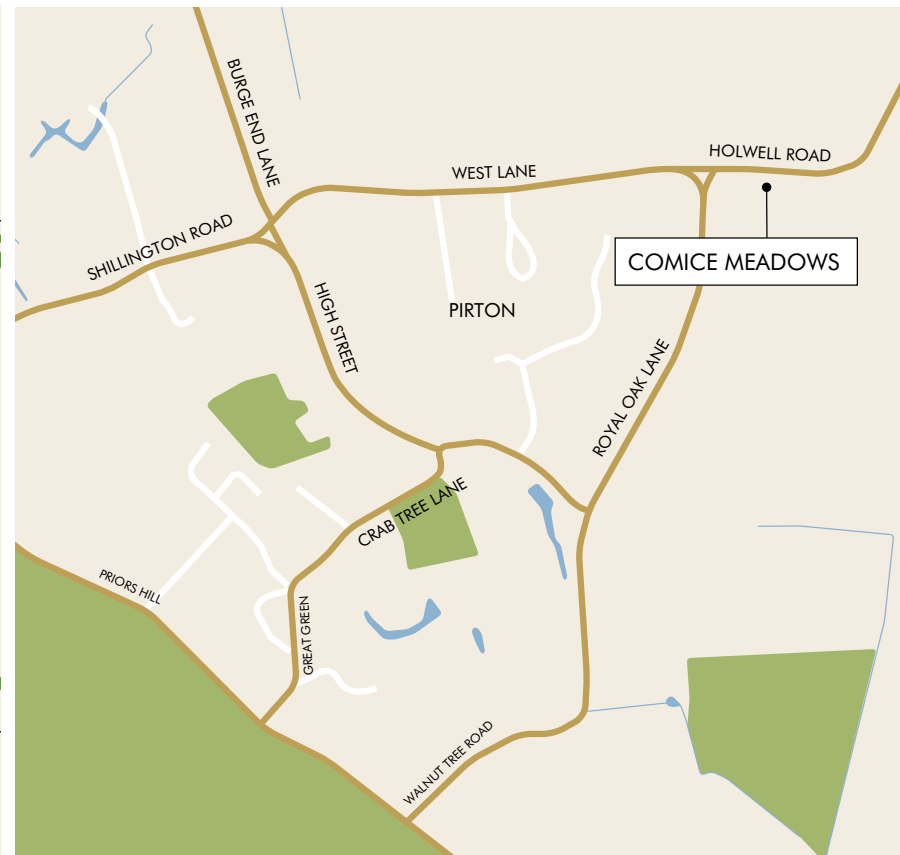
- Energy efficient and thermostatically controlled gas central heater and A-rated boiler to minimise gas usage
- Double glazed PVCu windows providing a high level of thermal insulation and heat loss
- A-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanisms to toilets to reduce 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

# PERFECTLY LOCATED

COMICE MEADOWS, HOLWELL ROAD, PIRTON, HITCHIN, SG5 3QU



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Pirton village centre – 0.3 miles
- Pirton Primary School – 0.3 miles
- Local shops – 0.5 miles



## BY CAR

- Hitchin Town Centre – 3.7 miles
- Waitrose – 3.8 miles
- Hitchin Boy's School – 4.1 miles
- Hitchin Swimming Centre – 4.2 miles
- Hitchin Lavender – 4.4 miles
- Hitchin Train Station – 4.7 miles
- Letchworth Garden City – 7 miles
- Stevenage Museum – 9.4 miles
- London Luton Airport – 11 miles
- Junction 8 (A1M) – 13.4 miles



## BY RAIL FROM HITCHIN STATION

- London King's Cross – 27 minutes
- London St. Pancras – 31 minutes
- Cambridge – 32 minutes
- Peterborough – 39 minutes









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

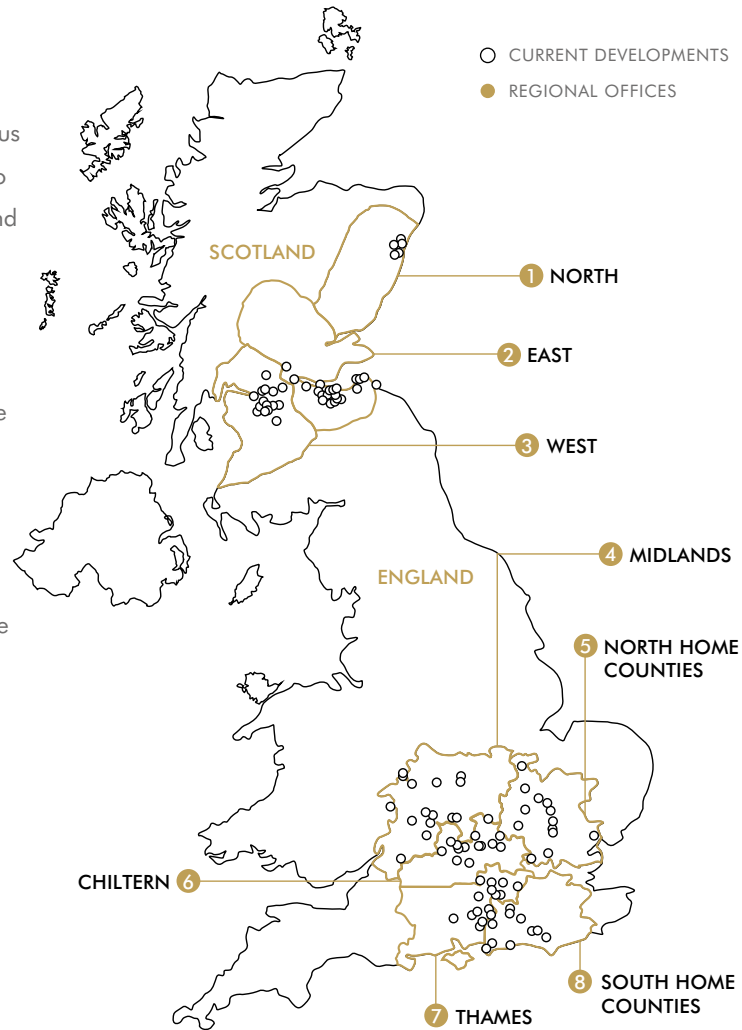


POSITIVE  
LEGACY



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.



## Prince's Trust

## PRINCE'S TRUST

CALA is proud to have been a Gold Patron of The Prince's Trust since 2015. The charity gives vulnerable and disadvantaged young people across the UK the chance to build themselves a brighter future.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)



CALA.CO.UK