



Staggs Farm

A lifestyle to aspire to





A place you'll be proud to call home

At Staggs Farm you'll find a range of beautifully designed homes, full of light and space. The stylish fittings and quality specifications, with an emphasis on sustainability, are complemented by attractive exteriors, with thoughtful nature-friendly features.

Each home will offer flexible interiors, ensuring buyers can effortlessly discover the perfect place to call home.



Enjoy the best of all worlds

Staggs Farm is an impressive collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses located on the edge of Great Dunmow, a historic market town in the heart of rural Essex.

Situated just half-a-mile from the centre of Great Dunmow, close to shops, pubs, restaurants and schools, and with excellent transport links to the capital and London Stansted Airport, this well-located development will be ideal for buyers of all kinds.



Photography from a previous Cala development



Photography from a previous Cala development

Countryside bliss awaits

In a desirable location like this, with countryside all around, exploring the great outdoors will be an effortless pleasure. You'll have country lanes and open green spaces all around, so they'll always be somewhere new to go when you're looking to stretch your legs.

If you're looking to get a feel for Great Dunmow and the surrounding area, Dunmow Maltings & Museum, Dunmow Art Gallery, The Arts Centre and the historic Gardens of Easton Lodge are all well worth a visit.

The town is perhaps best known for its historic Flich Trials, an event held every 4 years where married couples are given a flich of bacon if they can satisfy a judging panel of their commitment to each other. This popular spectacle, which is referenced in Geoffrey Chaucer's 'The Canterbury Tales', goes back some 900 years and is open to couples from anywhere in the world.



Have everything on your doorstep

Whether you're stocking up on groceries, picking up a coffee or grabbing a bite to eat, you'll find everything you need within easy reach here. There's a Tesco superstore with a Costa Coffee only minutes away on foot, while the centre of Great Dunmow is just a drive or walk down the road.

There is also a diverse mix of shops selling everything from gifts and homeware to fashion, food and tech. And if you're looking to take a break from retail therapy, spend some time in one of the cosy pubs, cafés or restaurants serving cuisines from around the globe.



Rural Essex at your leisure

Staggs Farm's semi-rural setting means that when the countryside calls, there will be no shortage of options. Great Dunmow Recreation Ground, Dunmow Park and Fitch Way Country Park are all located within a short drive of home, and are perfect for gentle walks, bike rides and picnics. The Great Dunmow Carnival and procession is also held every year and provides the perfect opportunity to bring the whole town together.

And that's before you've considered the many open green spaces and picturesque natural features there are to be found further afield.



Top of the class for education

Great Dunmow is highly regarded for its excellent educational offerings, with schools that cater to children of all ages.

Families will appreciate the convenience of Great Dunmow Primary School, located directly opposite the development, while Dunmow St Mary's Primary School is just a short walk away.

For older students, the area offers a strong selection of secondary and sixth form options, including Helena Romanes School & Sixth Form Centre, Birchwood High School, The Bishop's Stortford High School, and the well-respected Herts and Essex High School, which provides a girls-only learning environment.



Local photography



Local photography

Fun for all the family

Great Notley Country Park is a fantastic outdoor destination, spread across 100 acres of scenic countryside. It's home to Sky Ropes, a thrilling high ropes adventure course designed with families in mind, and boasts Essex's longest play trail – ideal for energetic explorers of all ages. Whether you're into cycling, fishing, or horse-riding, there's something for everyone to enjoy.

And if the weather doesn't cooperate, head indoors to the Little Monsters House of Fun. This vibrant soft play centre is packed with excitement – from slides and ball pits to crawl tubes and rope nets – offering hours of entertainment for younger children, all under one roof.



Places to go



Eating out – Choose from a wide selection of gastro pubs and restaurants located around Great Dunmow. The Green Man, The Angel & Harp and The Butcher's Arms are all within 5 miles of Staggs Farm and are perfect for a quiet pint or a delicious meal out.



Sports and leisure – For fun, activity and fitness, Great Dunmow Leisure Centre will have the whole family covered. A 40-station gym, 25 metre swimming pool, sports hall and soft play area are just some of the facilities on offer. Or if you're looking to use state-of-the-art equipment, Cultr Gym, located just 2.5 miles away, is the place to be heading.



History and heritage – Step back in time and uncover the rich heritage at the Great Dunmow Maltings, with its captivating Great Dunmow Town Museum. This hidden gem offers a fascinating journey through the town's past, with a diverse collection of artefacts and exhibits that bring local history to life. From ancient relics to stories of everyday life in centuries gone by, it's the perfect spot for curious minds and history lovers alike.



Local photography



Local photography



Local photography

Things to do



Parks and nature – With rolling fields stretching as far as the eye can see, you'll be spoilt for choice when it comes to days out in the country here. The National Trust – Hatfield Forest is one of the area's most spectacular natural attractions, with grass paths, a forest walk and 1,200-year-old trees.



Entertainment – Film fans can enjoy a good choice of movies at the South Mill Arts Centre, which runs a varied programme of drama, comedy, dance and music too. The town's new Roxy Movies cinema will also showcase all the latest blockbusters.



Shopping – Wander into Great Dunmow town centre and you'll find everything from independent boutiques to a newsagent, bakery, sandwich shop, post office, pharmacies and more. For more elaborate bouts of retail therapy, Braintree Village is home to more than 75 high street brands, with significant discounts on offer throughout the year.



Family days out – There are plenty of places to go for fun days out in the surrounding area. Just a short distance from home is Talliston House & Gardens, a truly unique attraction which has seen a three bedroom ex-council house being transformed into a myriad of wonderful and inspirational locations.



Local photography

Getting around



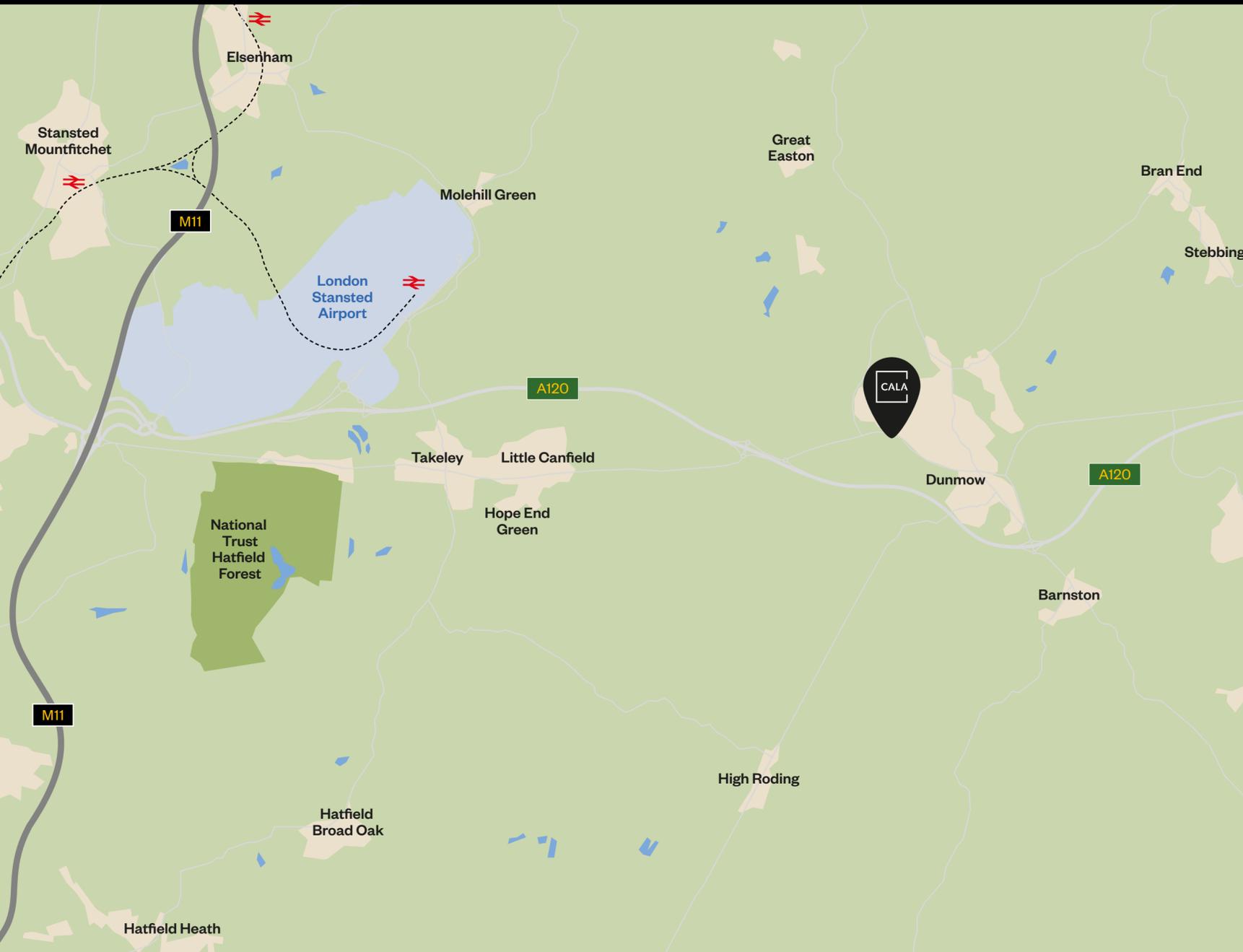
By foot: Great Dunmow Primary School, a Tesco Superstore and Costa Coffee are all within walking distance of the development.



By car: Staggs Farm is moments from the A120 trunk road, for onward travel to Braintree (14 minutes), Bishop's Stortford (16 minutes), London Stansted Airport (9 minutes) and connections to the M11 motorway for journeys into Central London (1 hour and 5 minutes).



By rail: Bishop's Stortford train station offers regular services to London Liverpool Street train station in around 38 minutes, Stansted Airport (9 minutes) and Cambridge train station (29 minutes).



Journey times and mileage are approximate and are sourced from the aa.com. Train journey times are accurate as of February 2026 and are sourced from thetrainline.com.

Superbly connected



On foot

- Great Dunmow Primary School – 130 yards
- Tesco's Superstore -0.2 miles
- Dunmow St. Mary's Primary School – 0.3 miles
- Talliston House & Gardens – 0.3 miles
- The Great Dunmow Comedy Club - 0.4 miles
- Mrs M's Sweets – 0.6 miles



By car

- Dunmow High Street – 0.7 miles
- Great Dunmow Leisure Centre – 1.3 miles
- Helena Romanes School – 1.2 miles
- Little Monsters House of Fun – 1.6 miles
- A120 – 1.6 miles
- The Gardens of Easton Lodge – 3.3 miles
- Dairymeade Farm & Fisheries – 5.3 miles
- Stansted Airport – 5.8 miles
- Bishop's Stortford Train Station – 9.0 miles
- Braintree Train Station – 10.5 miles
- Freeport Outlet Village – 12 miles
- Chelmsford – 13.7 miles



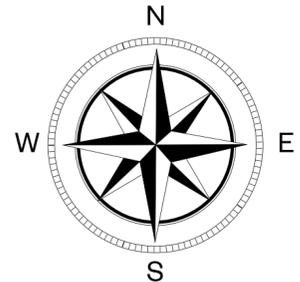
By rail

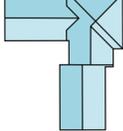
- **From Bishop's Stortford Train Station**
- Cambridge Train Station – 29 mins
- London Liverpool Street Train Station – 38 mins
- **From Stansted Airport Train Station**
- Cambridge Train Station – 29 mins
- London Liverpool Street Train Station – 46 mins
- **From Braintree Train Station**
- London Liverpool Street Train Station – 1 hour

Journey times and mileage are approximate and are sourced from thetrainline.com, Google Maps and the aa.com. Train journey times are accurate as of February 2026 and are sourced from thetrainline.com.

Staggs Farm

The development



- 
The Buxton
 2 bedroom bungalow with garage*
- 
The Charlton
 2 bedroom semi-detached home
- 
The Maywood
 3 bedroom semi-detached home with garage
- 
The Northwood
 3 bedroom detached & semi-detached home with garage
- 
The Pinewood
 3 bedroom detached & semi-detached home with garage*
- 
The Rosewood
 3 bedroom semi-detached home with garage*
- 
The Walford
 4 bedroom detached home with garage
- 
The Kenilworth
 5 bedroom detached home with garage
- 
The Nailsworth
 5 bedroom detached home with double garage
- 
Flint Apartments
 2 bedroom apartments
- 
 Affordable Rent
- 
 Shared Ownership



*Selected plots only. Please ask your Sales Consultant for further details.
BS: Bin store. **PS:** Pumping station. **SS:** Sub station.: No through road.

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 consultants prior to reservation. **FP:** Feeder pillar. **BCP:** Bin collection point.

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Choose the home that's right for you



The Kenilworth
5 bedroom detached home with garage



The Nailsworth
5 bedroom detached home with double garage



The Walford
4 bedroom detached home with garage



The Maywood
3 bedroom semi-detached home with garage



The Northwood
3 bedroom detached & semi-detached home with garage



The Pinewood
3 bedroom detached & semi-detached home with garage*

*Selected plots only.

Choose the home that's right for you



The Rosewood
3 bedroom
semi-detached
home with garage*



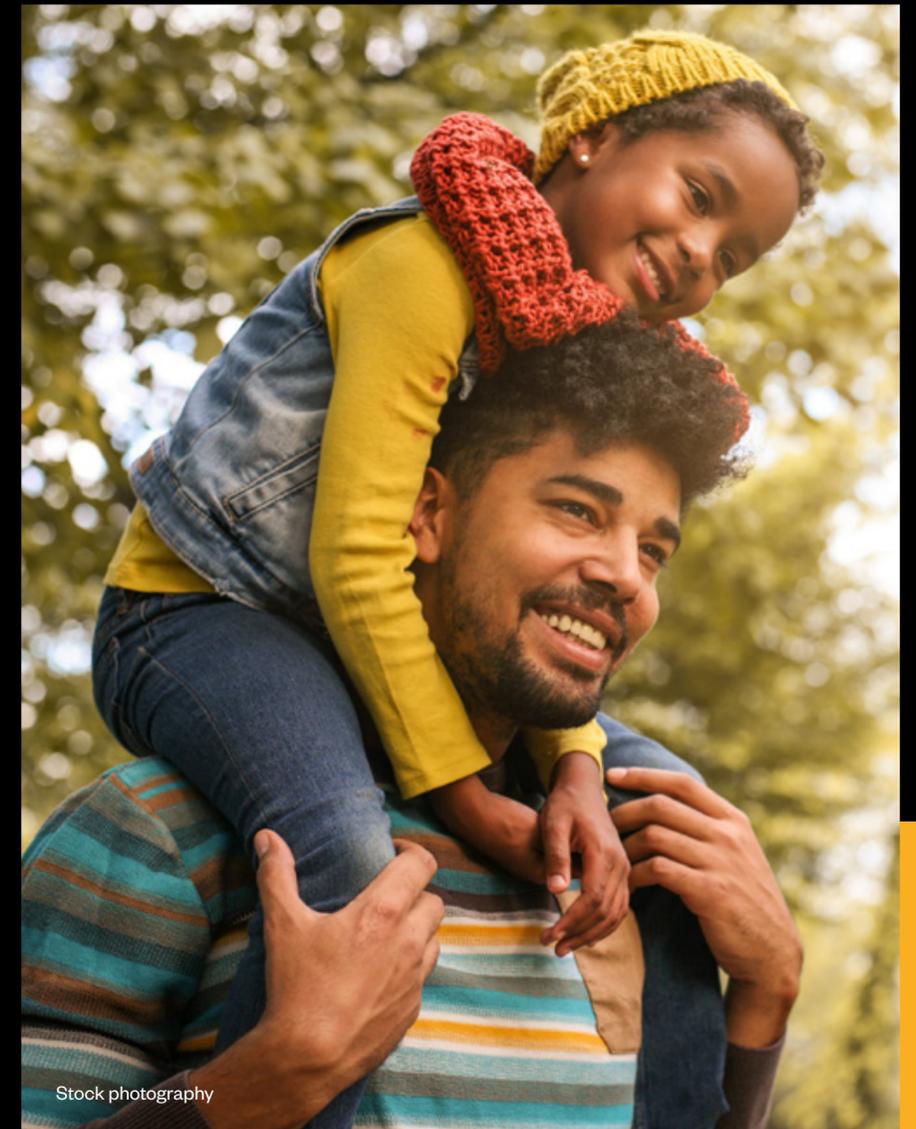
The Buxton
2 bedroom
bungalow
with garage*



The Charlton
2 bedroom
semi-detached
home



Flint apartments
2 bedroom
apartments



Stock photography

*Selected plots only.



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.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

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



Photography from a previous Cala development



External photograph of a street scene at Ufford Chase

What our customers say



Happy buyers at Ufford Chase

“ Our new Larfield home is everything we could ever dream of. It provides the space and layout our previous property lacked. .

Our experience with the Cala team has been equally as good. Jaye and Heather from sales were on hand to support us every step of the way, and Cala’s recommended mortgage experts and solicitors made the entire buying process even smoother.

On top of that, the aftercare has been brilliant. Every little thing has been sorted quickly and without fuss. Cala really are in a different league compared to other developers. ”

Lisa and Dave
Purchasers at Ufford Chase



Happy buyers at Ufford Chase



Photography from a previous Cala development



Photography from a previous Cala development

Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



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. Click on the arrows below to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Photography from a previous Cala development



Stock photography

Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 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.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer

journey, which is why we are aiming for online only brochures at our developments.

Click on the arrows below to find out more about our sustainability journey:

-  Environment >
-  Customers >
-  Design >
-  People >
-  Land >
-  Community consultation >



Photography from a previous Cala development

Home is more than a house

Our Community Pledges bring together a host of commitments to each community we build in. Our Pledge goes above and beyond our planning obligations, in fact it's an evolution of work we've been doing for many years, ensuring that we support local areas and people who live there.

From tree planting, to supporting local businesses in our showhomes, schools programmes and local charity donations. It's our Pledge to you, our local communities, and we can't wait to see the difference it will make.



Stock photography



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CALA Community Pledge



Welcome to your new home

Staggs Farm,
Stortford Road,
Great Dunmow, CM6 1SG



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