



ARLESEY GRANGE

ARLESEY

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



ARLESEY GRANGE, PHASE 2

THE PERFECT COUNTRY ESCAPE

If you want to introduce more light and space into your life, then look no further than Arlesey Grange, Phase 2. Following on from Phase 1, this exciting development provides first time buyers, families in search of more room and downsizers a choice of nineteen contemporary 3 and 4 bedroom detached and semi-detached homes within this vibrant new community.

Surrounded by open green spaces and natural play areas, there's cycle, walking and running routes nearby, and a purpose-built free school less than 2 miles away for pupils aged between 9–16 making Arlesey Grange an attractive choice for families. Moreover, Arlesey was once voted as 'Bedfordshire's most popular commuter town' and allows for a comfortable commute to Hitchin, Bedford, Cambridge and London.



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



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 homes are 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.



*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. **Source: The NHBC Foundation 2016.



Image includes upgrades at an additional cost



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:

FAMILY FIRST AT EARLS COLNE

A stress-free move is exactly what CALA Homes offered Beau Steele when she moved into Audley Chase, thanks to its part exchange service.

"We weren't in a rush and had no pressure to move as we were waiting for the right home. But then the CALA Homes part exchange service at Audley Chase was presented to us, which completely changed our perspective, for the better, on what we were looking for."

Beau, aged 43, continues: "We had a four bedroom home but wanted a five bed, which would have been far more practical for the kids. I was a little anxious initially about moving house and the whole part exchange service; it's something I've never done before and wasn't even considering when we started looking.

I can't speak highly enough of the CALA team. The end-to-end management has been exceptional. Looking back, having started the part exchange process quite anxious, I now can't believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all."

BEAU AND BEN STEELE, PURCHASERS AT AUDLEY CHASE, EARLS COLNE, ESSEX



PERFECT HOMES IN PERFECT PLACES

Richard and Ruth had extended their home to the max as their family grew. Their 8-year old twin girls wanted their own space having always shared a bedroom and the spare bedroom was used every day as a home office.

Ruth said: "Our house wasn't even on the market, but as soon as we stepped foot into the showhome, we agreed that it just felt right. We had a chat with the CALA team and settled on a beautiful five-bedroom detached, which had everything we needed - including a home office and enough room for each of the children to have their own bedrooms. The icing on the cake was that we could use CALA's Part Exchange scheme, which isn't even something we'd heard of before. It meant that we would be able to sell our previous home at market value, and move into our new home much quicker than we could have done without it."

**RICHARD AND RUTH HARRISON, PURCHASERS AT WYCHBURY FIELDS,
HAGLEY, WORCESTERSHIRE**



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.

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."

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



ARLESEY

EVERYTHING YOU NEED AND MORE

The Bedfordshire town of Arlesey lies close to the border with Hertfordshire, about 3 miles north west of Letchworth Garden City and 4 miles north of Hitchin.

For retail and relaxation, the market town of Hitchin is a blend of medieval and Georgian character with a lively café culture. Independent shops and designer boutiques are interspersed with high street brands, with an impressive selection of restaurants, wine bars and bistros providing a stylish location for lunch or dinner. Not forgetting the A1(M) retail complex in Biggleswade is just some 6 miles away offering an array of high street retail outlets.

To the south of Arlesey, the Blue Lagoon, a former clay pit, is an outdoor escape for fans of sport and recreation. A jetty and small beach make it the perfect spot for sailing and fishing. If you fancy a relaxing morning or afternoon on the fairway, Henlow Golf Club and Mount Pleasant Golf Club are both under 5 miles away.

If you're looking for a change of scenery, the historic market town of Baldock is around 10 minutes' drive from the development offering a host of attractive bars, restaurants, coffee shops and boutiques. Even the local Tesco is housed behind a highly impressive art deco façade. The town offers a range of lively events throughout the year including the The Baldock Beer Festival and the free Balstock Music Festival.

In an area that was originally intended for a Quaker community, Letchworth, just 4 miles from the development and one of the world's first new towns, was also the very first garden city, designed to capture the best of town and country living. It still does just that, with its charming streets creatively placed around elegant parks and neatly kept gardens. Its success played an important role in influencing the development of other new towns, including neighbouring Welwyn Garden City.

If you have children of school age, Arlesey has a number of options for both primary and secondary education. Gothic Mede Academy, Roecroft Lower State School, Derwent Lower School and St Mary's CofE Academy School are OFSTED rated as 'Good' or 'Outstanding' and are within 2 miles of Arlesey Grange. Plus, the newly purpose-built Pix Brook Academy for 9–16 year olds is just 1.9 miles away. Henlow CofE Academy School offers both primary and secondary education and is situated just 1.8 miles from the development and is OFSTED rated as 'Good'.



Local area photography



Local area photography



Local area photography





PERFECTLY PLACED FOR EVERY DAY EASE

Arlesey Grange is well positioned for travel networks and access to public transport, making it the perfect place for commuters and adventurers.

The development sits just a few miles from the A1(M), providing fast onward travel throughout Bedfordshire, Hertfordshire and the South East of England.

Just one mile away, within walking distance from Arlesey Grange is Arlesey train station. From there you can get to the capital with travel times into London King's Cross in just 30 minutes and to London St Pancras in less than 40 minutes. Meanwhile, the journey to Cambridge takes a little over one hour.

Travelling further afield couldn't be more convenient either, with London Luton Airport just 15 miles away or direct trains from Arlesey to Gatwick Airport in 90 minutes.

Distances and journey times are approximate and are taken from Google Maps and theaa.com

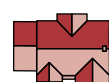




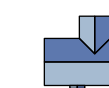




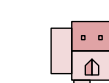





ARLESEY GRANGE - THE DEVELOPMENT

POTENTIAL FUTURE DEVELOPMENT



POTENTIAL FUTURE DEVELOPMENT

 <p>THE LANGFORD 5 BEDROOM DETACHED HOME WITH GARAGE PLOTS 4, 10 & 19</p>	 <p>THE OATVALE 4 BEDROOM DETACHED HOME WITH GARAGE PLOT 79</p>	 <p>THE LARFIELD 4 BEDROOM SEMI-DETACHED HOME WITH GARAGE PLOTS 70, 71, 82 & 83</p>	 <p>THE HUNSLEY 3 BEDROOM DETACHED/SEMI-DETACHED HOME WITH GARAGE* PLOTS 74 - 78 & 84</p>	 <p>HOUSING ASSOCIATION</p>
 <p>THE HENLOW 4 BEDROOM DETACHED HOME WITH GARAGE* PLOTS 1, 11, 14, 42, 43, 49 & 55</p>	 <p>THE OSMORE 4 BEDROOM DETACHED HOME WITH GARAGE PLOTS 72 & 73</p>	 <p>THE HEXTON 3 BEDROOM DETACHED/LINK-DETACHED HOME WITH GARAGE* PLOTS 5, 12, 13, 17, 18, 50 & 51</p>	 <p>THE JENHURST 3 BEDROOM DETACHED/SEMI-DETACHED HOM WITH GARAGE* PLOTS 66 - 68, 80 & 81</p>	 <p>SHEDS PROVIDED</p>
 <p>THE ICKWELL 4 BEDROOM DETACHED/SEMI-DETACHED HOME WITH GARAGE* PLOTS 2, 3, 6, 7, 38, 39, 40, 41, 52, 53 & 54</p>	 <p>THE SHEFFORD 4 BEDROOM LINK-DETACHED HOME WITH CARPORT PLOTS 15, 16, 20 & 21</p>	 <p>THE HURWICK 3 BEDROOM DETACHED HOME PLOT 65</p>	 <p>THE STONDON 2 BEDROOM SEMI-DETACHED HOME PLOTS 8, 9, 44 & 45</p>	

*Plot specific detail. No garage to plots 5, 11, 14, 38, 43, 55, 66, 67, 68, 76, 77, 78, 80 & 84. Please speak to our sales consultants for more information. 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. BS: Bin store. CS: Cycle store. PV: Solar Panels. V: Visitor parking space.

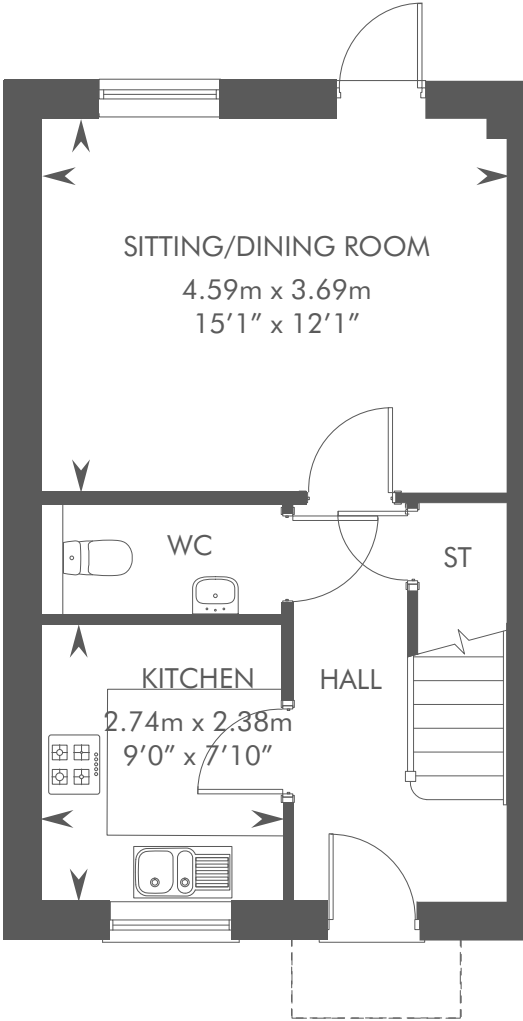


THE STONDON

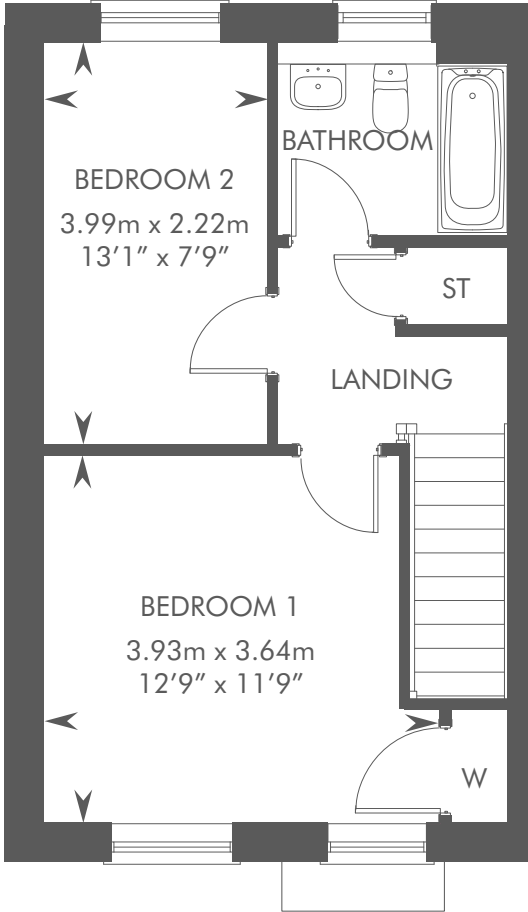
2 BEDROOM SEMI-DETACHED HOME



THE STONDON
PLOT 44 – AS SHOWN
PLOT 45 – HANDED



GROUND FLOOR



FIRST FLOOR

W: Wardrobe. ST: Storage cupboard. Please ask your Sales Consultant for further information.

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Computer generated image - The Ickwell

THE ICKWELL

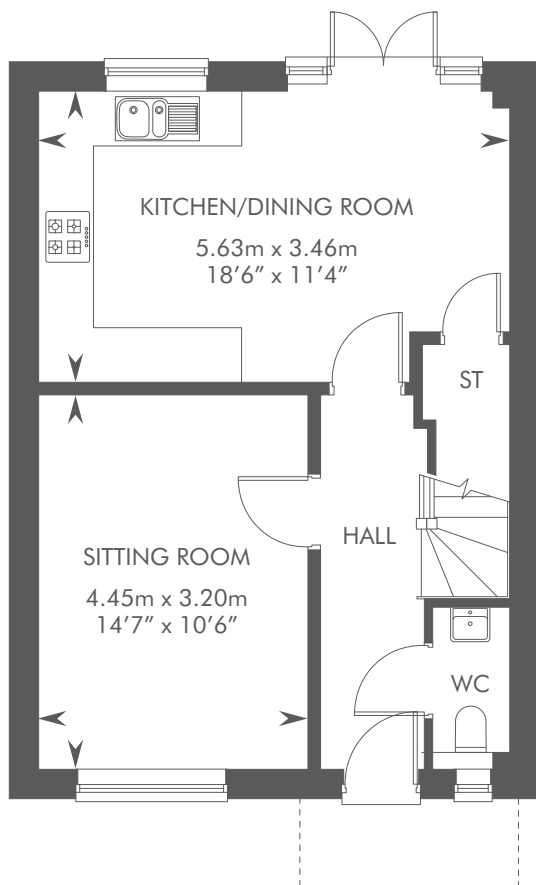
4 BEDROOM DETACHED AND SEMI-DETACHED HOME WITH GARAGE



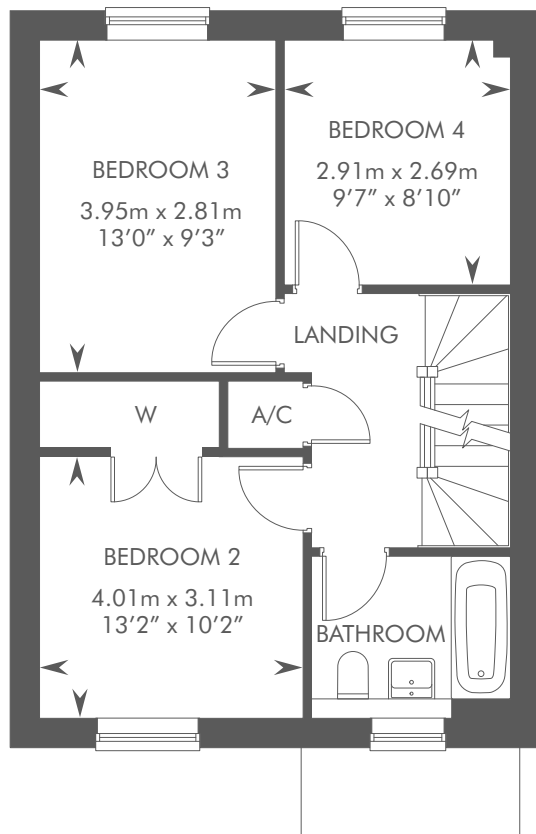
THE ICKWELL

PLOTS 3, 7, 39, 41, 53 & 54 – AS SHOWN

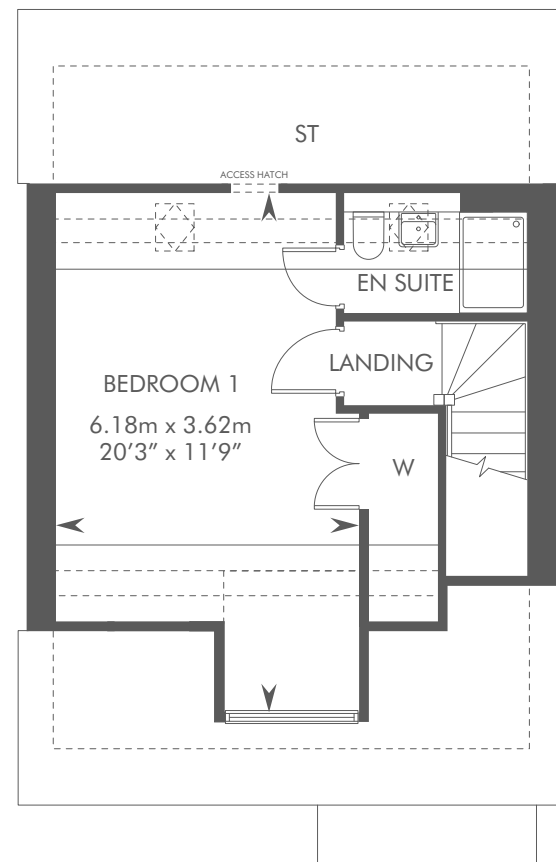
PLOTS 2, 6, 38, 40 & 52 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above and approximate position of 2400mm ceiling height.

ST: Storage cupboard. W: Wardrobe. A/C: Airing cupboard. Velux window. *No garage to plot 38. Plot specific detail. Please ask your Sales Consultant for further information.

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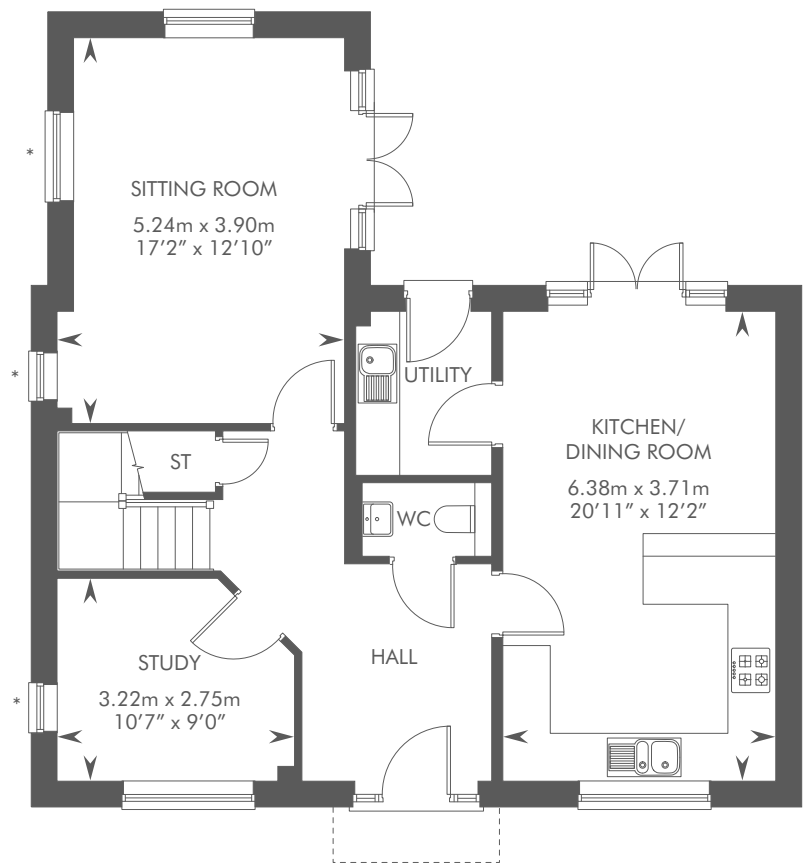
Computer generated image - The Henlow

THE HENLOW

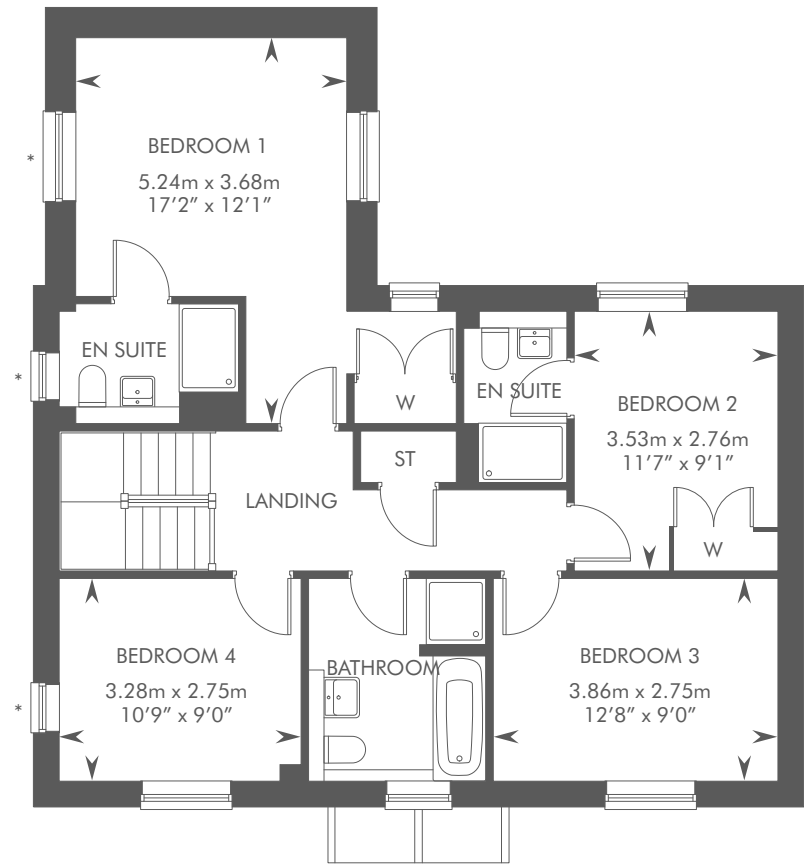
4 BEDROOM DETACHED HOME WITH GARAGE



THE HENLOW
PLOTS 1, 14, 43 & 49 – AS SHOWN
PLOTS 11, 42 & 55 – HANDED



GROUND FLOOR



FIRST FLOOR

*Window only applicable to plots 11, 14, 43 & 55. No garage to plots 11, 14, 43 & 55. Plot specific detail.
W: Wardrobe. ST: Storage cupboard. Please ask your Sales Consultant for further information.





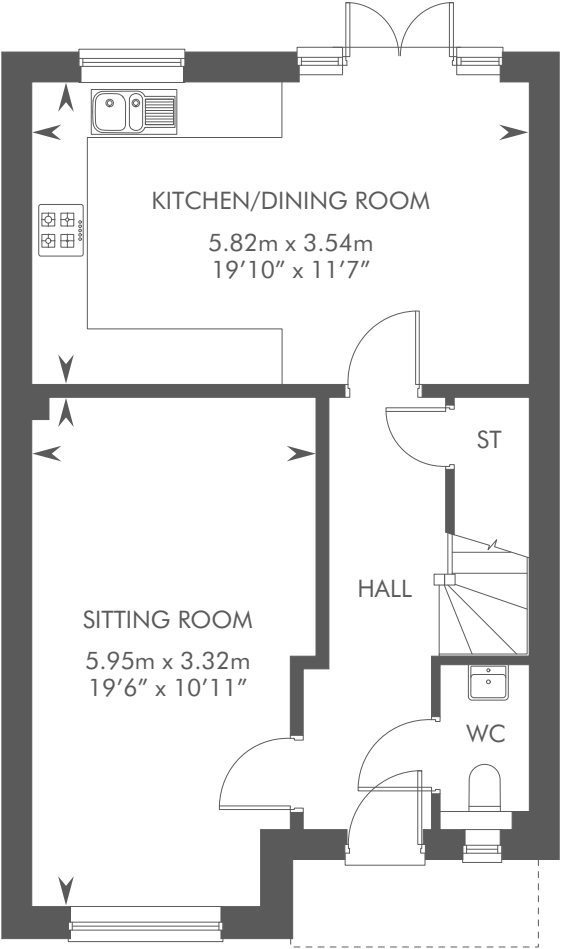
Computer generated image - The Hexton

THE HEXTON

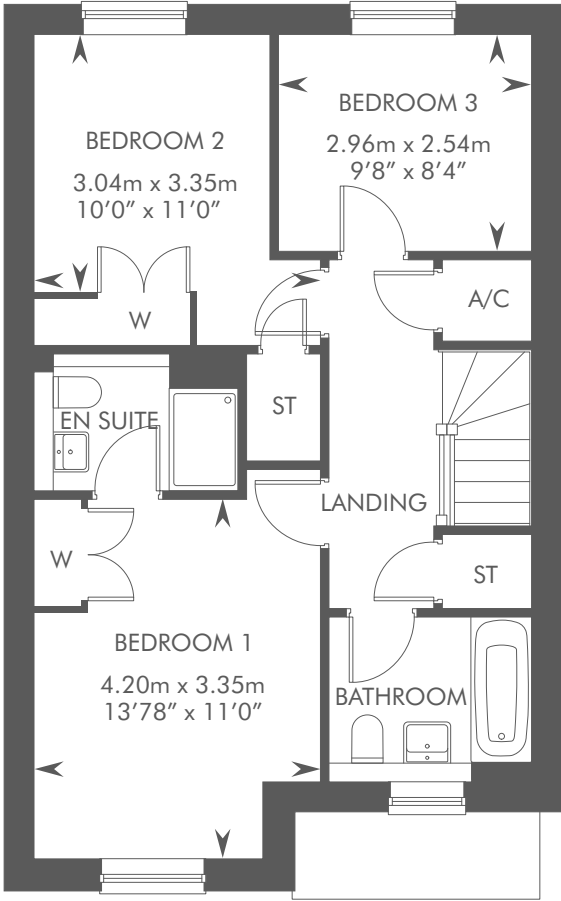
3 BEDROOM DETACHED AND LINK-DETACHED HOME WITH GARAGE



THE HEXTON
PLOTS 5, 13, 18 & 50 – AS SHOWN
PLOTS 12, 17 & 51 – HANDED



GROUND FLOOR



FIRST FLOOR

*No garage to plot 5. ST: Storage cupboard. W: Wardrobe. A/C: Airing cupboard. Plot specific detail. Please ask your Sales Consultant for further information.

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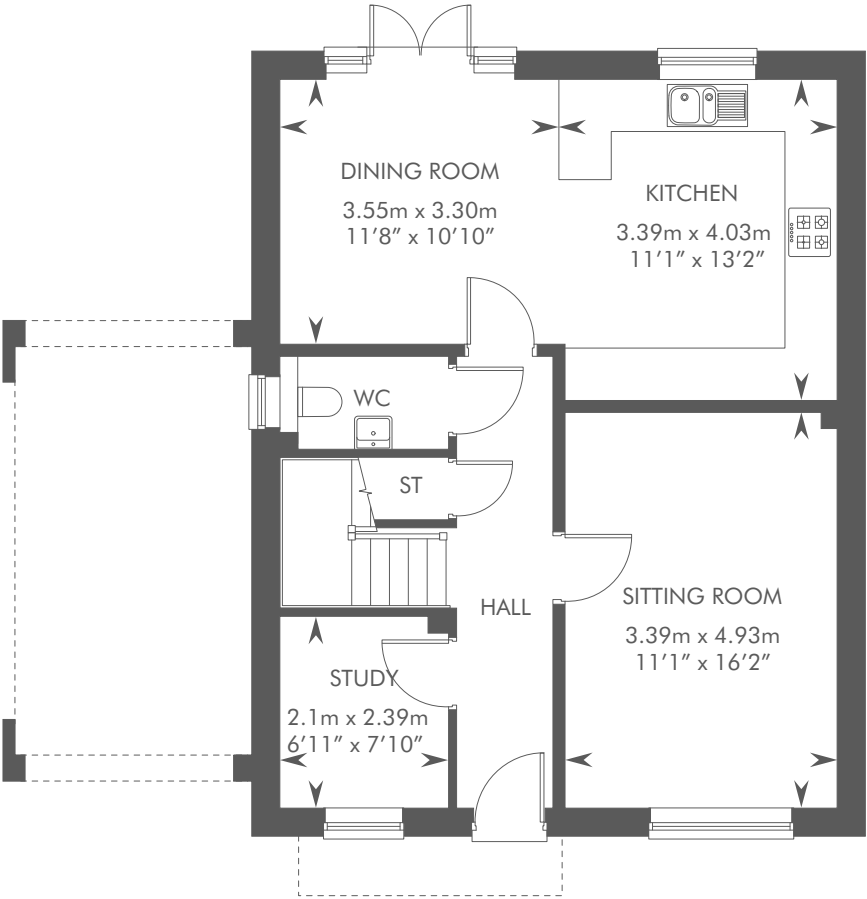


THE SHEFFORD

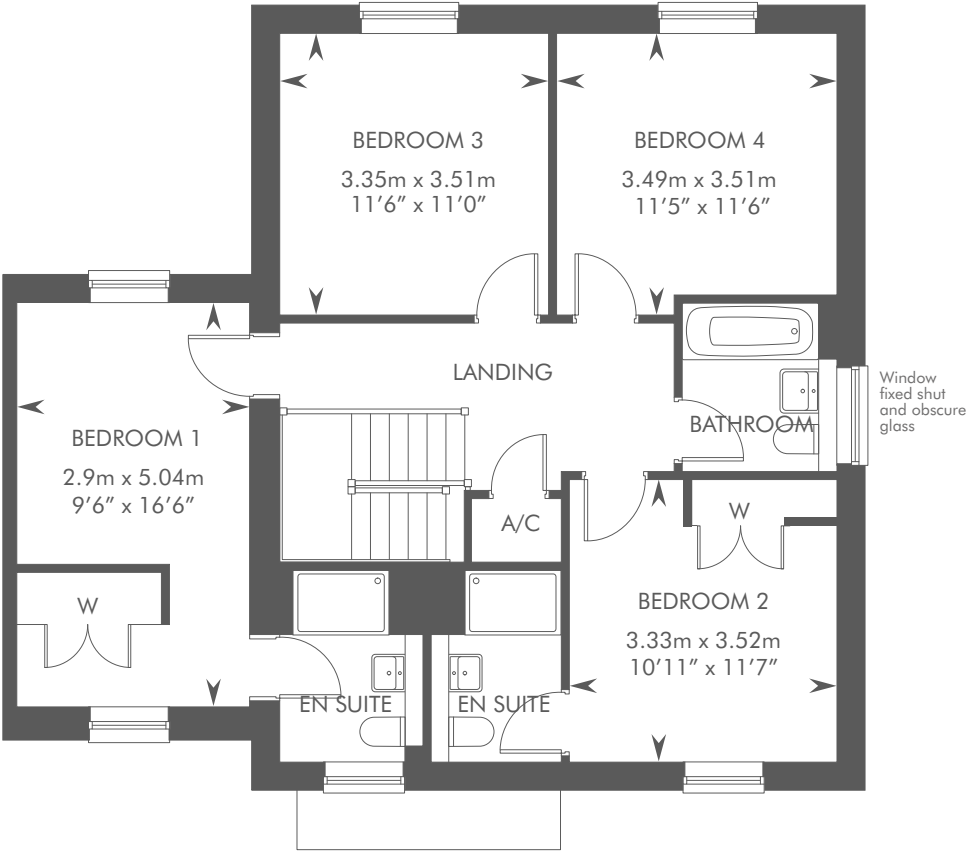
4 BEDROOM SEMI-DETACHED HOME WITH CARPORT



THE SHEFFORD
PLOTS 15 & 20 – AS SHOWN
PLOTS 16 & 21 – HANDED



GROUND FLOOR



FIRST FLOOR

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

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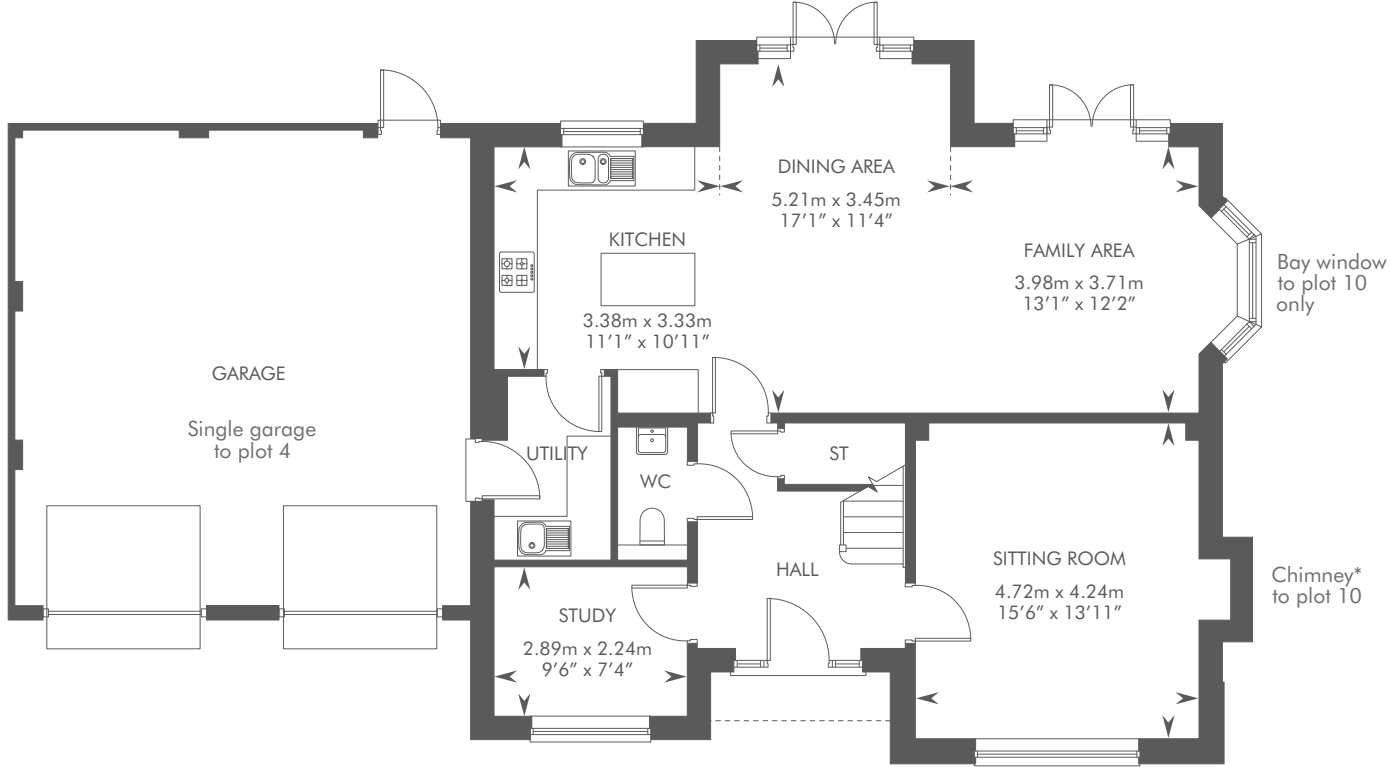


THE LANGFORD

5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE


CALA
HOMES

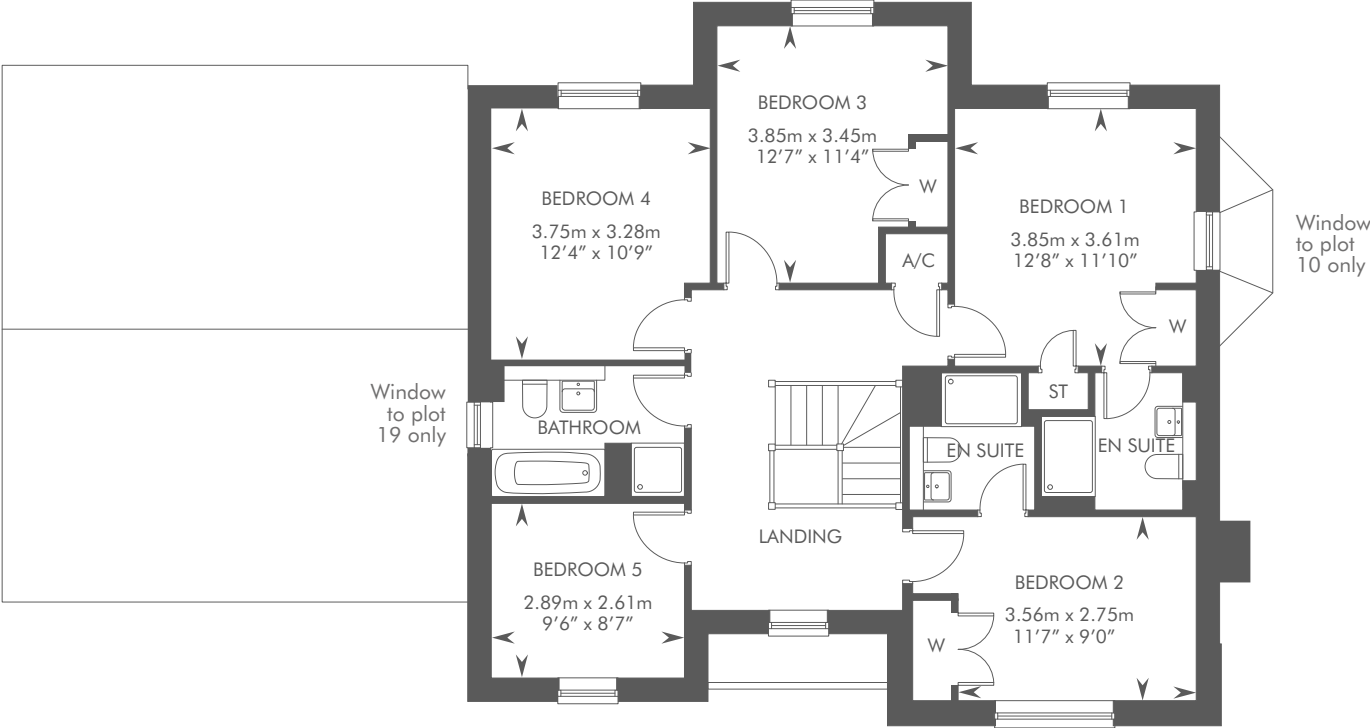
THE LANGFORD
PLOTS 4 & 10 – AS SHOWN
PLOT 19 – HANDED



GROUND FLOOR

*Non-functioning chimney only. ST: Storage cupboard. Plot specific detail. Please ask your Sales Consultant for further information.

THE LANGFORD
PLOTS 4 & 10 – AS SHOWN
PLOT 19 – HANDED



FIRST FLOOR

ST: Storage cupboard. W: Wardrobe. A/C: Airing cupboard. Plot specific detail. Please ask your Sales Consultant for further information.



ARLESEY GRANGE, PHASE 2

SPECIFICATION



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



SPECIFICATION

KITCHENS

- Contemporary kitchen with laminate work surfaces, up stands and stainless steel splashback to hob
- Indesit built-in single oven (2 & 3 bedroom homes)
- Indesit 4-ring gas hob (2 & 3 bedroom homes)
- Indesit stainless steel chimney extractor hood (2 & 3 bedroom homes)
- Bosch built-in double oven (4 & 5 bedroom homes)
- Bosch 5-ring induction hob (4 & 5 bedroom homes)
- Bosch stainless steel extractor hood (4 & 5 bedroom homes)
- Indesit integrated fridge freezer
- Indesit integrated dishwasher
- Indesit built-in washer/dryer* (except where there is a utility room, space will be provided for your own separate washing machine and dryer)
- 1½ bowl stainless steel sink and drainer
- Vado Sky mono chrome mixer tap
- Quality Amtico Spacia flooring to kitchen/breakfast area

CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Vado mixer chrome taps
- High gloss vanity unit to bathroom and en suite one (4 & 5 bedroom homes)
- Vado Gallo thermostatically controlled showers
- Full height tiling to shower and bath with folding bath screen over bath with Vado slide rail shower mixer kit (when there is no separate shower cubicle)*
- Full height tiling to shower and half height tiling around bath with low level handheld shower attachment in family bathroom (when there is a separate shower cubicle)*
- Full height tiling to separate shower cubicle within en suite
- White shaver socket to bathroom and en suite
- Chrome heated ladder towel radiator to bathroom and en suites
- Quality Amtico Spacia flooring

PLUMBING, HEATING & ELECTRICAL

- Eye level and low level white switches and sockets to all rooms
- Downlights to kitchen, utility, bathroom, WC and en suites
- Pendant lighting to all other rooms
- Wall mounted bulkhead lighting fitted to cupboards
- Thermostatically controlled radiators
- Pre-wiring for TV/Satellite (compatible with Sky Multiscreen) to living room
- TV/FM DAB points to kitchen/dining, bedroom one and sitting room
- Telephone sockets to sitting room, kitchen and bedrooms (where applicable)*
- Fuse spur to hallway cupboard for burglar alarm*
- Ceiling mounted smoke and heat detectors
- Electric spur to living room for fire*

*Plot specific detail. †Not all domestic appliances have an EU energy label. Please ask a Sales Consultant for further details. Specifications are correct at time of going to print. 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. For more information please speak to a Sales Consultant.



Photography from a previous CALA development



SPECIFICATION

INTERNAL FINISHES

- White doors to all rooms
- PVCu windows and French doors
- All internal walls finished in white emulsion (except where tiled)
- All ceilings finished in white emulsion
- All woodwork finished in white satin
- Built-in wardrobes/dressing room to bedroom one and built-in wardrobe to bedroom two*

EXTERNAL FINISHES

- Landscaping to front gardens*
- Concrete slabs to paths and patio areas
- Dusk-to-dawn sensor lights to front of property
- Chrome doorbell to front door
- External tap to rear or side of property
- Off-street parking
- Up-and-over retractable garage doors*
- Electric spur to garage for remote garage door opener*

ENVIRONMENTAL DETAILS

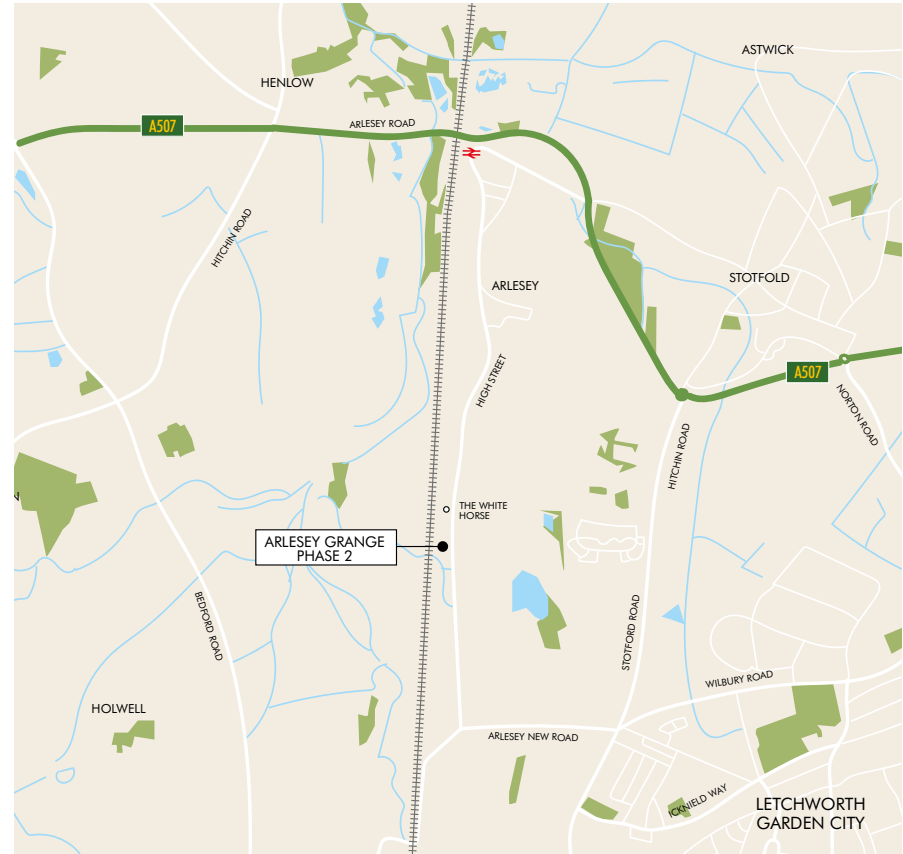
- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage[†]
- Double-glazed PVCu windows providing a high level of thermal insulation and heat loss
- A-rated kitchen appliances to reduce water and energy use (where applicable)[†]
- Dual flush mechanisms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

ARLESEY GRANGE PHASE 2, GRAVES PADDOCK (OFF BATES AVENUE), ARLESEY, BEDFORDSHIRE, SG15 6TA



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Arlesey Shops – 0.2 mile
- Gothic Mede Academy – 0.4 mile
- St Peter's Church – 0.7 mile
- Arlesey Train Station – 1 mile
- Henlow Church of England Academy School – 1.8 miles
- Pix Brook Academy – 1.9 miles
- Raynsford Church of England Academy – 2.1 miles



BY CAR

- Stotfold High Street – 2.2 miles
- Hitchin Lavender – 2.5 miles
- The Blue Lagoon – 3 miles
- Stotfold Water Mill & Nature Reserve – 3.6 miles
- The A1(M) – 4 miles
- Champneys Henlow – 4 miles
- Letchworth Garden City – 4.3 miles
- Henlow Flying Club & Signals Museum – 4.4 miles
- Waitrose – 4.9 miles
- Hitchin Town Centre – 5 miles
- Tesco Extra – 5.5 miles
- Baldock Hight Street – 5.7 miles
- London Luton Airport – 14.6 miles



BY RAIL FROM ARLESEY STATION

- London St Pancras International Station – 39 mins
- Cambridge Station – 65 mins
- Gatwick Airport – 90 mins





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



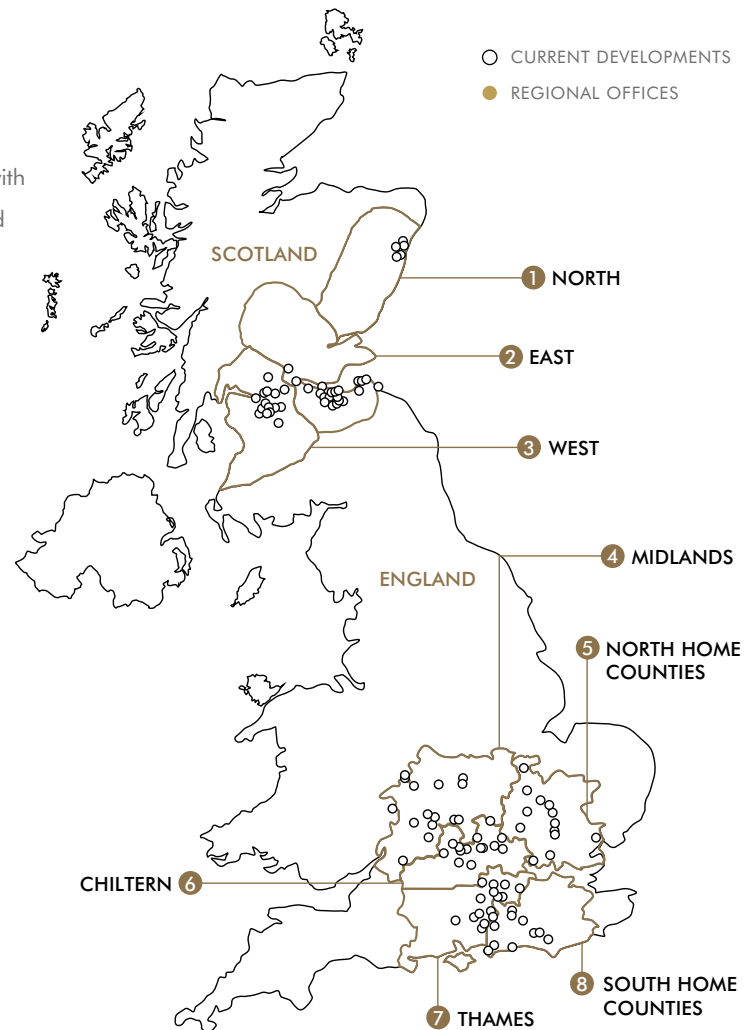
INVESTMENT IN
OUR PEOPLE



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 well-being 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.

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