

Chigwell Group Presents

Small Acres

HATFIELD PEVEREL, CHELMSFORD, ESSEX



An exclusive development of 2, 3 and 4 bedroom bungalows and houses.



About Chigwell Group

Chigwell London Plc (trading as Chigwell Construction) is an established property services business with family roots and family values, dedicated to the improvement of people's living environments, whatever the challenges.

Founded in Essex in 1996 by Dean Floyd, the company now employs more than 250 people, undertaking a variety of contract types for Housing Associations and Local Authorities across London and surrounding counties.

Below are just some of the accreditations Chigwell Group has, which highlights our commitment to excellence,



WELCOME TO

Small Acres

HATFIELD PEVEREL, CHELMSFORD, ESSEX

Chigwell Group is delighted to introduce Small Acres in Hatfield Peverel. Nestled away from the main road, this landscape-led development offers a harmonious blend of private and affordable homes, including a mixture of houses and bungalows. With access via Old School Court, an existing long private drive, Small Acres combines modern living with a peaceful, well-connected setting.



Computer generated image for illustrative purposes only.

Local Facilities

Hatfield Peverel is a well-connected village that benefits from a wealth of amenities and strong transport links by both bus and train.

Nearest Bus Stop:

Church Road (east of the site's access point from Old School Court')

Bus Services Provided:

Chelmsford, Heybridge and Maldon

Nearest Train Station:

Hatfield Peverel (0.9 miles)

Train Station Services:

London Liverpool Street & Ipswich





Computer generated image of Plots 19 and 18, for illustrative purposes only.

Site Plan



House Types

Lavenham  A 2-bedroom bungalow, with two parking spaces. Plots 1 & 2	Hadleigh  A 3-bedroom bungalow with a garage and two parking spaces. Plots 5 & 6	Nayland  A 4-bedroom detached house, with a garage and up to two parking spaces. Plots 8 & 9	Melford  A 4-bedroom detached house, with a garage and two parking spaces. Plot 7
Leiston  A 4-bedroom detached house, with a garage and one parking space. Plots 10 & 15	Dunwich  A 4-bedroom detached house, with a garage and two parking spaces. Plot 16	Aldeburgh  A 4-bedroom detached house, with a garage and two parking spaces. Plot 17	Walberswick  A 2-bedroom detached bungalow, with two parking spaces. Plots 18 & 19
Yoxford  A 2-bedroom accessible bungalow, which provides disabled parking. Plot 4	Halsworth  A 3-bedroom accessible bungalow, which provides disabled parking. Plot 3	Elmswell  A 2-bedroom semi-detached house, with two parking spaces. Plots 11, 12 & 14	Glemsford  A 3-bedroom semi-detached house with two parking spaces. Plot 13

Lavenham

TWO BEDROOM SEMI-DETACHED BUNGALOW

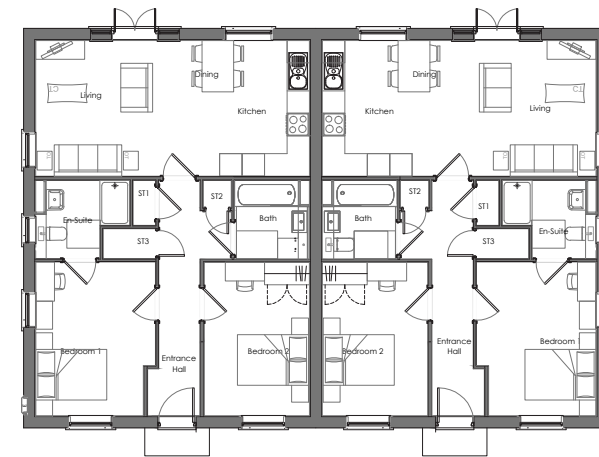


Plots 1 & 2

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
1	Lavenham	Bungalow	2	782	2	-
2	Lavenham	Bungalow	2	782	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Ground Floor

Living / Kitchen

7.32m x 3.63m

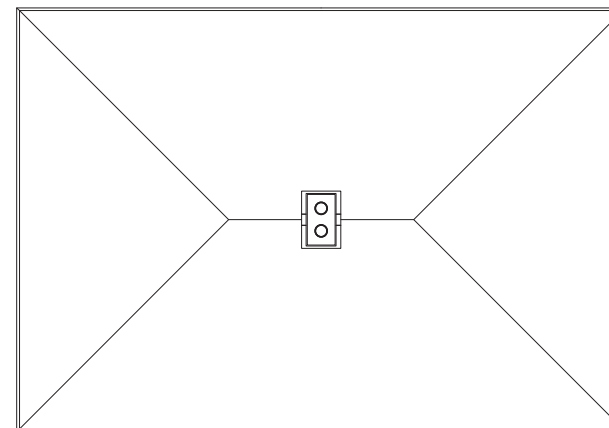
Bedroom 1

3.20m x 4.11m

Bedroom 2

2.81m x 4.10m

Roof Plan



Hadleigh

THREE BEDROOM DETACHED BUNGALOW



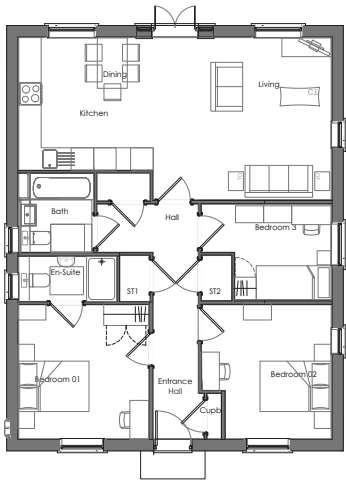
Computer generated image for illustrative purposes only.

Plots 5 & 6

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
5	Hadleigh	Bungalow	3	966	2	1
6	Hadleigh	Bungalow	3	966	2	1

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Ground Floor

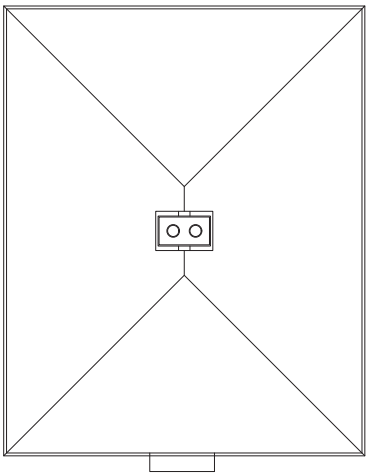
Living / Kitchen
8.34m x 4.33m

Bedroom 1
3.47m x 3.57m

Bedroom 2
3.46m x 3.57m

Bedroom 3
2.58m x 3.57m

Roof Plan



Nayland

FOUR BEDROOM DETACHED HOUSE

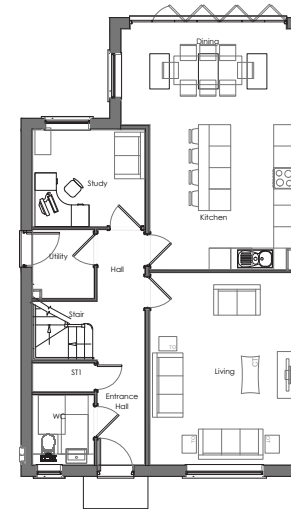


Plots 8 & 9

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
8	Nayland	House	4	1606	2	1
9	Nayland	House	4	1606	2	1

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Ground Floor

Kitchen / Dining

4.85m x 6.72m

Study

3.12m x 2.70m

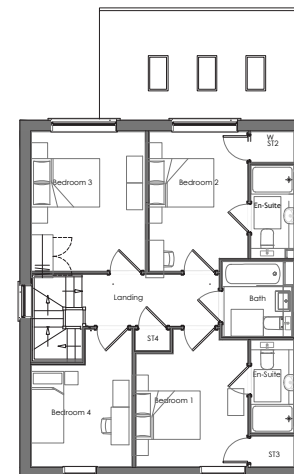
Utility

1.71m x 1.92m

Living

4.06m x 5.36m

First Floor



First Floor

Bedroom 1

3.12m x 3.54m

Bedroom 2

2.75m x 3.89m

Bedroom 3

3.17m x 3.89m

Bedroom 4

2.81m x 2.84m

Melford

FOUR BEDROOM DETACHED HOUSE

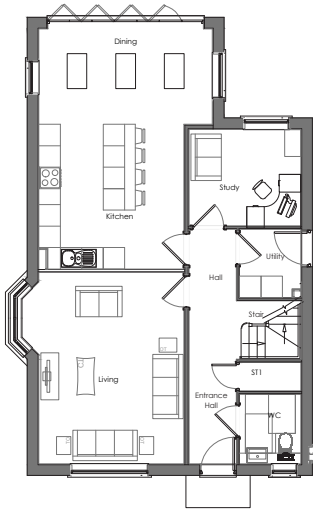


Plot 7

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
7	Melford	House	4	1606	2	1

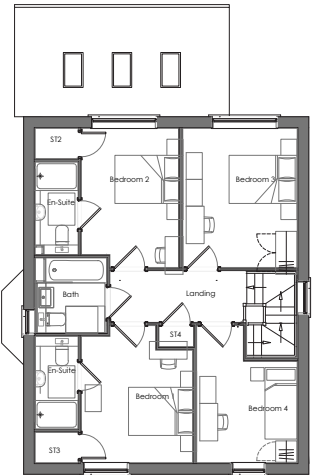
Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



- Ground Floor
- Kitchen / Dining
4.85m x 6.72m
- Study
3.12m x 2.70m
- Utility
1.71m x 1.92m
- Living
4.53m x 5.36m

First Floor



- First Floor
- Bedroom 1
3.12m x 3.54m
- Bedroom 2
2.75m x 3.89m
- Bedroom 3
3.17m x 3.89m
- Bedroom 4
2.81m x 2.84m

Leiston

FOUR BEDROOM DETACHED HOUSE

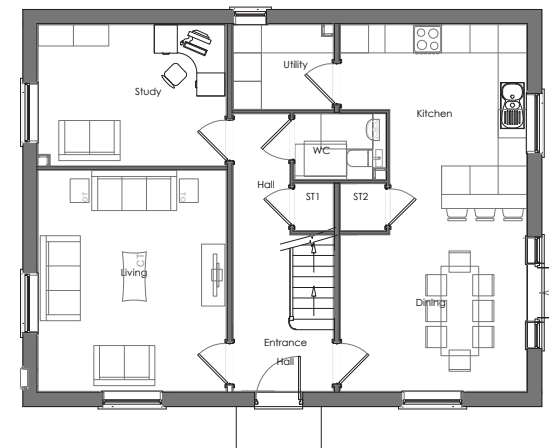


Plots 10 & 15

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
10	Leiston	House	4	1731	1	1
15	Leiston	House	4	1731	1	1

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Ground Floor

Kitchen / Dining

3.95m x 7.78m

Study

3.99m x 3.00m

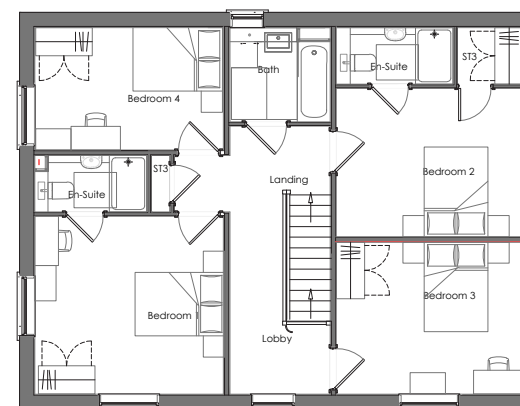
Utility

2.13m x 1.80m

Living

3.99m x 4.69m

First Floor



First Floor

Bedroom 1

4.00m x 3.78m

Bedroom 2

3.97m x 3.15m

Bedroom 3

3.97m x 3.22m

Bedroom 4

4.00m x 2.60m

Dunwich

FOUR BEDROOM DETACHED HOUSE

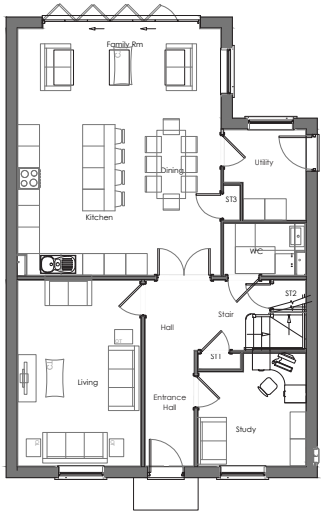


Plot 16

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
16	Dunwich	House	4	1795	2	1

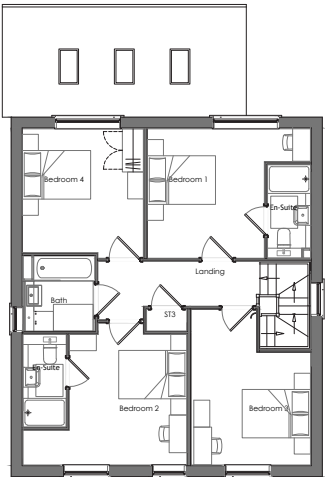
Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



- Ground Floor
- Kitchen / Family Room
5.64m x 6.86m
- Living Room
3.41m x 5.16m
- Study
2.99m x 3.13m
- Utility
2.27m x 2.52m

First Floor



- First Floor
- Bedroom 1
4.00m x 3.78m
- Bedroom 2
3.97m x 3.15m
- Bedroom 3
3.97m x 3.22m
- Bedroom 4
4.00m x 2.60m

Aldeburgh

FOUR BEDROOM DETACHED HOUSE



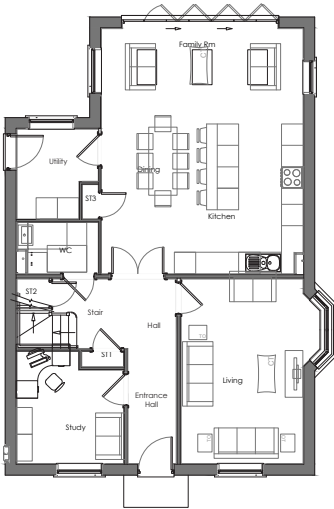
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Plot 17

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
17	Aldeburgh	House	4	1795	2	1

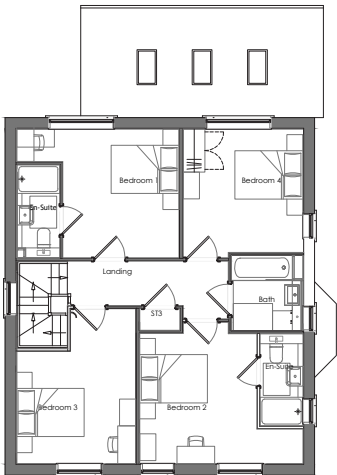
Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



- Ground Floor
- Kitchen / Family Room
5.64m x 6.86m
- Living Room
3.41m x 5.16m
- Study
2.99m x 3.13m
- Utility
2.27m x 2.52m

First Floor



- First Floor
- Bedroom 1
3.25m x 3.60m
- Bedroom 2
3.28m x 3.64m
- Bedroom 3
3.32m x 4.33m
- Bedroom 4
3.35m x 3.60m

Walberswick

THREE BEDROOM DETACHED BUNGALOW

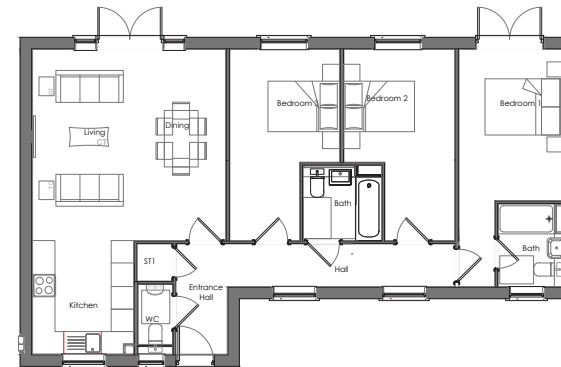


Plots 18 & 19

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
18	Walberswick	Bungalow	3	1053	2	-
19	Walberswick	Bungalow	3	1053	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Ground Floor

Living / Dining
5.64m x 6.86m

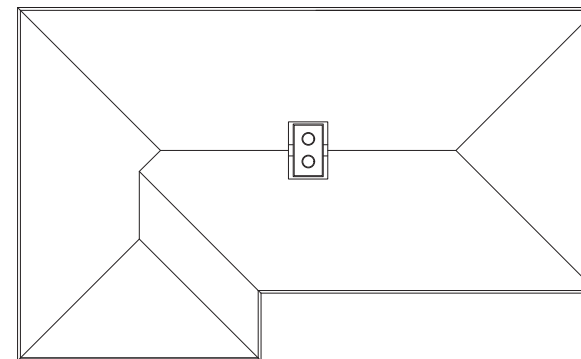
Kitchen
2.99m x 3.13m

Bedroom 1
4.03m x 2.82m

Bedroom 2
2.95m x 5.09m

Bedroom 3
2.92m x 5.09m

Roof Plan



Yoxford

TWO BEDROOM SEMI-DETACHED BUNGALOW



Plot 4

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
4	Yoxford	Bungalow	2	918	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Ground Floor

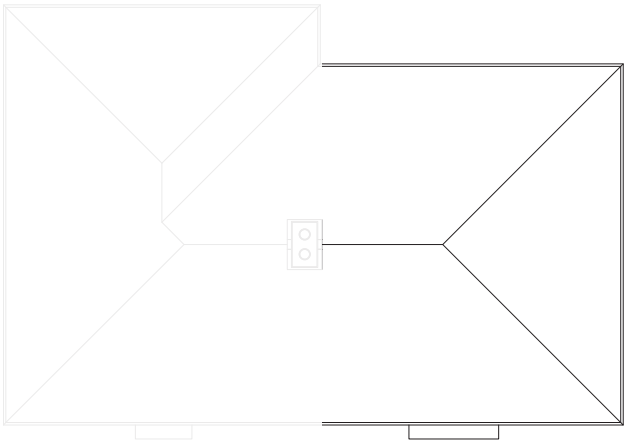
Living / Dining
5.52m x 3.62m

Kitchen
2.45m x 4.00m

Bedroom 1
3.24m x 4.80m

Bedroom 2
3.24m x 4.80m

Roof Plan



Halsworth

THREE BEDROOM SEMI-DETACHED BUNGALOW



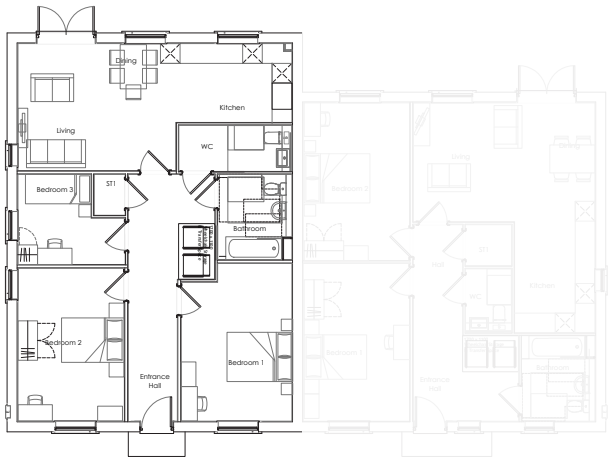
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Plot 3

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
3	Halsworth	Bungalow	3	1032	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Ground Floor

Living / Dining
4.81m x 3.86m

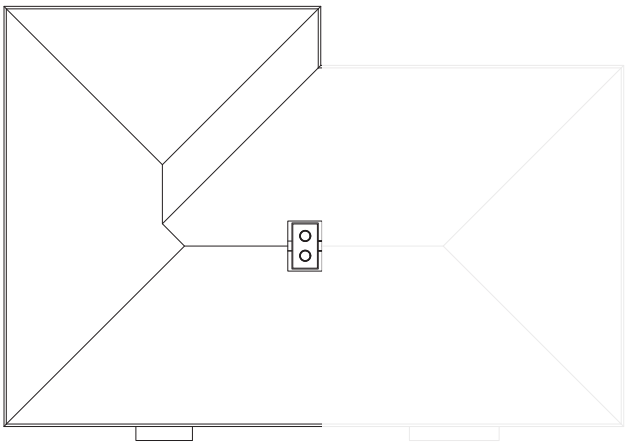
Kitchen
4.00m x 2.40m

Bedroom 1
3.37m x 4.80m

Bedroom 2
3.24m x 4.65m

Bedroom 3
3.27m x 2.75m

Roof Plan



Elmswell

TWO BEDROOM SEMI-DETACHED HOUSE



Plots 11, 12 & 14

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
11	Elmswell	House	2	885	2	-
12	Elmswell	House	2	885	2	-
14	Elmswell	House	2	885	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Ground Floor

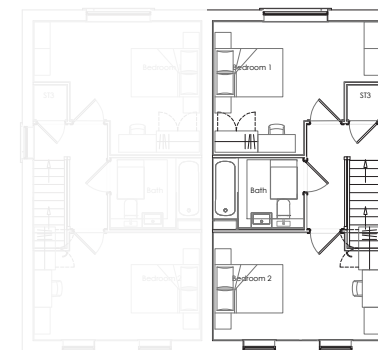
Living / Dining

4.67m x 4.18m

Kitchen

2.40m x 3.15m

First Floor



First Floor

Bedroom 1

4.67m x 3.73m

Bedroom 2

4.67m x 3.00m

Glemsford

THREE BEDROOM SEMI-DETACHED HOUSE



Plot 13

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
13	Glemsford	House	3	1036	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan

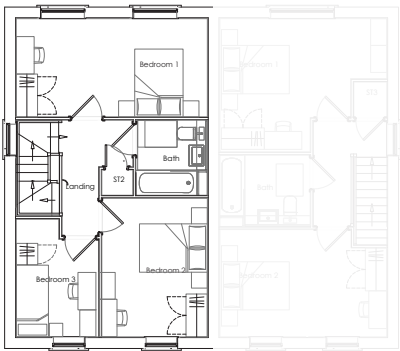


Ground Floor

Living / Dining
5.35m x 4.18m

Kitchen
2.40m x 4.64m

First Floor



First Floor

Bedroom 1
5.35m x 2.75m

Bedroom 2
2.96m x 3.88m

Bedroom 3
2.30m x 3.30m

Internal Specifications

Note: This specification list is indicative, and some items may be subject to change.

Internal Finishes	
Walls	Dulux Trade Supermatt Emulsion Colour 'Pure White'.
Ceilings	Dulux Trade Supermatt Emulsion Colour 'Pure White'.
Flooring	Amtico First & Cormar Carpets Primo Grande.
Doors	
Internal Doors	Vertical 5 Panel Moulded 44mm, finished in Dulux 'Pure White Satinwood'.
Kitchens & Appliances	
Hob Splashback	Stainless Steel Splashback.
Cabinet Lighting	1.25kw LED square cabinet lighting to wall units. (To be set out by kitchen supplier).
Induction Hob	Bosch Series 2 Induction Hob 60cm Surface mount without frame.
Integrated Oven	Bosch Series 2 Built in Oven 60cm x 60cm Black.
Integrated Microwave Oven	Bosch Series 4 Built in Microwave Oven Black.
Integrated Canopy Hood	Bosch Series 2 Canopy Cooker Hood 53cm Anthacite.
Integrated Fridge Freezer	Bosch Series 2 Built-in fridge-freezer with freezer at bottom 177.2 x 54.1cm flat hinge.
Integrated Dishwasher	Bosch Series 2 Fully-integrated dishwasher 60cm.
Integrated Washing Machine	Bosch Series 6 Built-in washing machine, 8kg, 1400RPM, included in Plots 1, 2, 5, 6, 18 and 19.
Freestanding Washing Machine	Bosch Series 4 Freestanding washing machine, 8kg, 1400RPM, included in Plots 7, 8, 9, 10, 16 and 17.
Freestanding Tumble Dryer	Bosch Series 4 Condenser tumble dryer, 8kg, included in Plots 7, 8, 9, 10, 16 and 17.
Bathrooms - WC	
Wall Tiling	Generally half-height tiling to all walls - Brushed Steel square edge trim to all exposed edges. All window Cills to be tiled. Tiles to be laid landscape. Off white grout colour . 2mm.

Basin	Vitra S20 basin 450mm white with one tap hole. Vitra S20 lg semi pedestal OR Vitra S20 450mm semi recessed basin white with one tap hole.
Basin Tap	Vado Origins Slimline Mono Basin Mixer Knurled with Universal Basin Waste.
Toilet Pan	Vitra S20 wall hung WC pan. Vitra S20 soft close seat.
Cistern & Flush Plate	VitrA V-Fix Prime 820mm Frame for Wall Hung Toilets with Dual Flush Cistern. VitrA Loop Square Dual Flush Plate - Chrome (Fixed Horizontally).
Flooring	Amtico First (Colour to be agreed).
Main Bathroom	
Wall Tiling	Same as WC, generally half-height tiling. Fully tiled to bath where shower over bath & half height where separate shower cubicles in bathroom. Fully tiled to shower where separate cubicle (not shower over bath). Brushed Steel square edge tile trim to all exposed edges 600 x 300.
Basin	Vitra S20 550mm Semi Recessed basin white with one tap hole.
Basin Tap	Vado Origins Slimline Mono Basin Mixer Knurled with Universal Basin Waste.
Toilet Pan	Vitra S20 wall hung WC pan. Vitra S20 soft close seat.
Cistern & Flush Plate	VitrA V-Fix Prime 820mm Frame for Wall Hung Toilets with Dual Flush Cistern. VitrA Loop Square Dual Flush Plate - Chrome (Fixed Horizontally).
Bath/Bath Panel	Kaldewei Eurowa Bath 1700 x 700. The Kaldewei Eurowa 5039 bath leg set. Mission Linear 1700 Front Panel High Gloss White.
Bath Shower Mixer	Vado Concealed Part For Two Outlet 148D thermostatic valve. Vado Photon Two Outlet Trim for 148d/2 Thermostatic Valve, Chrome.
Bath Shower Rail	Vado Life Wall Outlet CP. Vado Nebula Round Multi Function Slide Rail Kit.

Internal Specifications

Note: This specification list is indicative, and some items may be subject to change.

Main Bathroom (Continued)	
Bath Screen	Merlyn 1500 x 800mm x 6mm toughened safety glass frameless square screen.
Mirror	Made to measure mirror above half height basin and pan boxing. In the event of a window being above the boxing mirror to be reduced in size accordingly.
Flooring	Amtico First - Colour to be agreed.
Towel Rail	Towelrad Pisa Ladder Rail Straight Chrome 500mm x 800mm. Setting out as per bathroom drawing.
En-Suite	
Wall Tiling	Generally half height tiling to all walls. Tiles - Brushed Steel Square edge trim to all exposed edges, tiles to be laid landscape. Off white grout colour / 2mm. Fully tiled shower cubicle. Brushed steel square edge tile trim to all exposed edges. 600 x 300 - colour to be confirmed.
Basin	Vitra S20 basin 450mm white with one tap hole. Vitra S20 lg semi pedestal OR Vitra S20 450mm semi recessed basin white with one tap hole.
Basin Tap	Vado Origins Slimline Mono Basin Mixer Knurled with Universal Basin Waste.
Toilet Pan	Vitra S20 wall hung WC pan. Vitra S20 soft close seat.
Cistern & Flush Plate	VitrA V-Fix Prime 820mm Frame for Wall Hung Toilets with Dual Flush Cistern. VitrA Loop Square Dual Flush Plate - Chrome (Fixed Horizontally).
Shower Tray	MX Group Elements Flat Top 1200mm x 800mm stone resin shower tray for Plots 1, 2, 5, 6, 7, 8, 9, 10, 15, 16 and 17 OR MX Group Elements Flat Top 1500mm x 800mm stone resin shower tray for Plots 18 and 19.
Shower Screen	Scudo Athena inline hinged door 1200mm, for Plots 1, 2, 5, 6, 7, 8, 9, 10, 15, 16 and 17 OR Scudo Momentum Sliding wetroom 1500mm for Plots 18 and 19.

Shower Mixer Valve	Vado Concealed Part For One Outlet thermostatic valve. Vado Photon One Outlet Trim for 148d Thermostatic Valve, Chrome.
Shower Rail	Vado Life Wall Outlet CP. Vado Nebula Round Multi Function Slide Rail Kit.
Mirror	Made to measure mirror above half height basin and pan boxing. In the event of a window being above the boxing mirror to be reduced in size accordingly.
Flooring	Amtico First - Colour to be agreed.
Towel Rail	Towelrad Pisa Ladder Rail Straight Chrome 500mm x 800mm. Setting out as per bathroom drawing.



