Amber Mews, Saffron Walden Development update

COUNTRYSIDE Homes

Issue 2 | SUMMER 2026





Welcome to the latest development update for Saffron Walden, where we seek to provide you with an update about the development.

About Amber Mews

Located on the southern fringe of the market town, Countryside Homes have joined together to create a vibrant new neighbourhood of 1-5 bedroom homes,comprising a total of 55 properties.

Designed with the community in mind, the Saffron Walden development will feature a brand-new play area. As well as the tree-lined walking route through the site, it provides to the residents an abundance of green space featuring over 5.5 acres of open space.

Amber Mews is perfectly positioned north of the retail centre, Knights Park, giving you easy access to a variety of local amenities just steps from your door.

Site Activity

Construction at Saffron Walden is progressing well. Works began in Autumn 2025, with our first residents due to move in during Summer 2026 and final occupations anticipated for beginning Winter 2027. Construction activity will continue throughout the development programme, our site team will carefully manage the segregation of construction and residential traffic, we apologise in advance for any inconvenience this may cause.

Our fully furnished 4 bedroom family Showhome is now open and available to view, providing an opportunity to explore the layout, specification, and design of our homes.

Our Sales Advisors are based in the Sales Centre and are available to discuss the plots available across the development and answer any queries. With a continuous on-site presence, our team is on hand to provide information and support throughout your visit.

Roads and Transport

The roads within the estate are currently private access roads. Once all works are complete, they will be handed over to the managing agent to maintain. Until the transfer process is finalised, Countryside Homes will remain responsible for their maintenance.

As a new resident, you are eligible to claim up to six one-day travel vouchers for use on local transport services. To redeem these please contact the Travel Plan Co-ordinator for further details. The nearest bus stop is located on Thaxted Road, close to Tiptofts Lane, approximately 250 metres from the entrance to the development. Services operate hourly inboth directions, providing convenient access to surrounding areas.



PROWs and Byways

At the entrance to the site, on the right-hand side, a LEAP will be installed for the enjoyment of all residents,see detailed site plan for reference.

The site is surrounded by several Public Rights of Ways, in which the wider development that will be a Public Open Space, is divided into two sections by Byway 18.
This will remain fully accessible to the public at all times throughout the construction period. In addition, Bridleway 19 and Footpath 36 are located nearby providing multiple walking routes nearby the development. While Bridleway 19 does not fall within the site boundary, Footpath 36 forms part of the north-eastern edge of Amber Mews.

Knights Park

Adjacent to the site is the Knights Park Retail Centre, offering a range of well-known retailers and essential services under the convenience of local residents.

The park features shops such as Aldi for groceries, B&M and Pets at Home. It also includes Costa Coffee gym facilities for health and fitness with ample free parking.



Managing Agent

We're pleased to share that Trinity will be appointed as the managing agent for Amber Mews.
While you'll be responsible for maintaining your own home and any land conveyed to you, Trinity will manage of all communal areas that are not part of individual ownership.

Until the official handover to Trinity, we as the developer will remain responsible for these areas. The first landscaped spaces will be maintained by Countryside's appointed contractors for the initial year before transitioning to Trinity.

This will include:

- Internal and external areas of Block B
- External landscaping around Block A
- Shared landscaped spaces
- The LEAP and public open spaces
- All private roads and footpaths

Development Layout Plan

1 & 2 bedroom apartments
- The Walden Apartments
  Plots: 16–23

2 bedroom homes
- The Holly
  Plots: 5 & 6

3 bedroom homes
- The Bramble
  Plots: 1, 4, 47, 51 & 52
- The Poppy
  Plots: 7, 8, 45 & 46

4 bedroom homes
- The Primrose
  Plot: 2
- The Lupin
  Plots: 9, 12, 26, 29 & 53
- The Lavender
  Plots: 3, 27 & 28
- The Bluebell
  Plot: 44

5 bedroom homes
- The Hazel
  Plots: 10, 11, 54 & 55

Pre-Sold Homes

KEY

BCP – Bin Collection Point
CC – Car Club Spaces
CS – Cycle Store
ECS – Electric Cycle Spaces
V – Visitor Parking
– Garden Steps
– Garden Elevation
– Retaining Wall

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This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production, January 2026.



How will the development benefit the local community?

Countryside Homes will be making a range of financial contributions as part of the Amber Mews development, supporting local education, healthcare services, and sustainable transport initiatives.

In addition to delivering high-quality new homes, Amber Mews will integrate seamlessly into the existing community, offering a welcoming environment with a rural character. The development is only a short distance from the centre of Saffron Walden, providing easy access to its vibrant shops, cafés, and restaurants.

Residents will also benefit from excellent access to numerous walking and cycling trails surrounding the town, making Amber Mews an ideal base for exploring the local countryside before relaxing and refuelling at one of Saffron Walden's many fantastic eateries.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place.
We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

Amber Mews, Saffron Walden

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Homes