



HAYES GARDENS

Welcome

An exclusive new development offering a range of elegant homes in a peaceful village setting.



Discover a thoughtfully designed development of just ten exclusive properties, nestled in a peaceful village setting where countryside charm meets modern living. Hayes Gardens brings together six individually designed house types, each created with meticulous attention to detail, generous interiors and a focus on quality craftsmanship.

From characterful family homes to contemporary spaces for modern lifestyles, every property at Hayes Gardens offers a perfect blend of style, comfort and practicality. Surrounded by green spaces and located minutes from the stunning Essex coastline, this is a place where you can put down roots, breathe easier and enjoy life at a different pace.

Whether you're taking your first step onto the property ladder or seeking a forever home, Hayes Gardens offers an exceptional opportunity to be part of a private, welcoming community in a beautiful village location.

Village Living

Experience countryside life with the coast, amenities and excellent transport links within easy reach.

Located on the beautiful Tendring Peninsula, Little Clacton is a peaceful village offering the charm of rural living with the added benefit of being just minutes from the coast. With a welcoming community and a rich heritage, it provides an ideal setting for those seeking a quieter lifestyle without compromising on convenience.

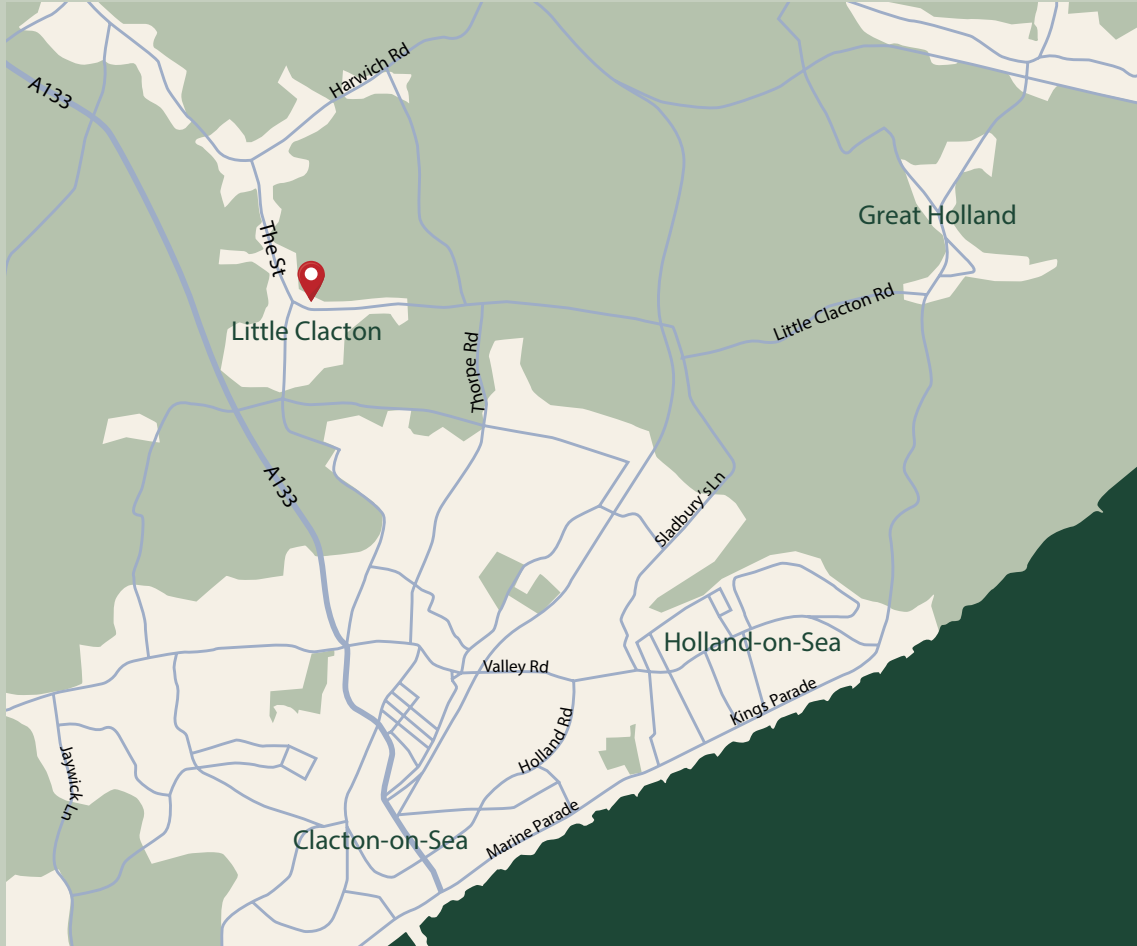
Despite its tranquil atmosphere, Little Clacton is exceptionally well connected. The seaside towns of Clacton-on-Sea and Frinton-on-Sea are just a short drive away, offering golden beaches, leisure attractions and year-round events. Local amenities such as farm shops, pubs, a GP surgery and nearby supermarkets make everyday life easy, while Clacton Shopping Village and Clacton Leisure Centre provide retail and fitness options close to home.

Surrounded by open countryside, there are plenty of opportunities for walking, cycling and outdoor recreation. Nearby golf courses, spa facilities and scenic coastal paths offer something for everyone, whether you enjoy an active lifestyle or a moment of relaxation.

With strong transport links via Thorpe-le-Soken train station and easy access to the A12, Little Clacton is perfectly placed for commuting, coastal escapes and travel further afield. Living at Hayes Gardens means enjoying the very best of village life with the coast, countryside and connections all within easy reach.



Location



Development Address:
The Street, Little Clacton CO16 9LD

Transport Links

Thorpe-le-Soken Train Station - 2.1 miles

Clacton Train Station - 2.8 miles

Colchester - 15 miles

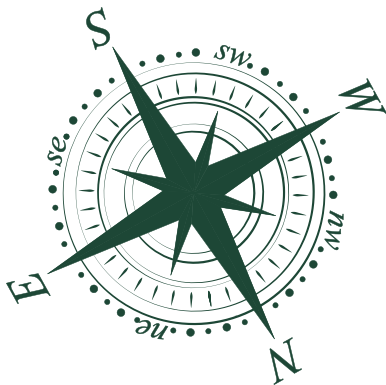
Ipswich - 26 miles

London - 81 miles

Stansted Airport - 46 miles

Southend Airport - 54 miles

*Your home
awaits*



Plot Key

The Oak

Plot 1, 2 & 6

The Cedar

Plot 3 & 4

The Popular

Plot 9

The Birch

Plot 5

The Chestnut

Plot 7 & 8

The Acer

Plot 10



The Oak

Plots 1, 2 & 6



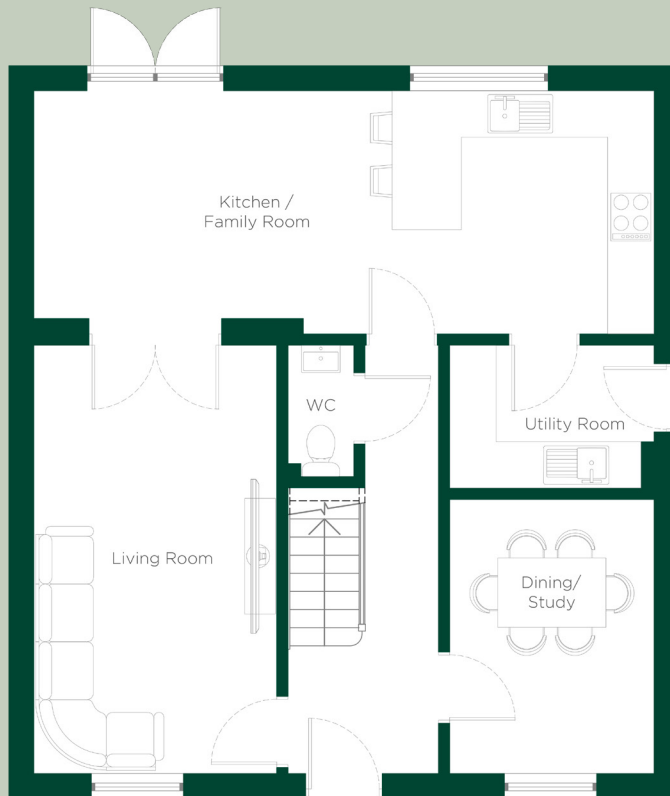
Ground Floor

Kitchen/Family Room	8.1m x 3.2m max	26'7 x 10'5
Dining Room/Study	3.6m x 2.7m	11'8 x 8'9
Living Room	5.6m x 3.2m	18'4 x 10'5
Utility Room	2.7m x 1.9m	8'9 x 6'2
Single Detached Garage	7m x 3m	23' x 9'

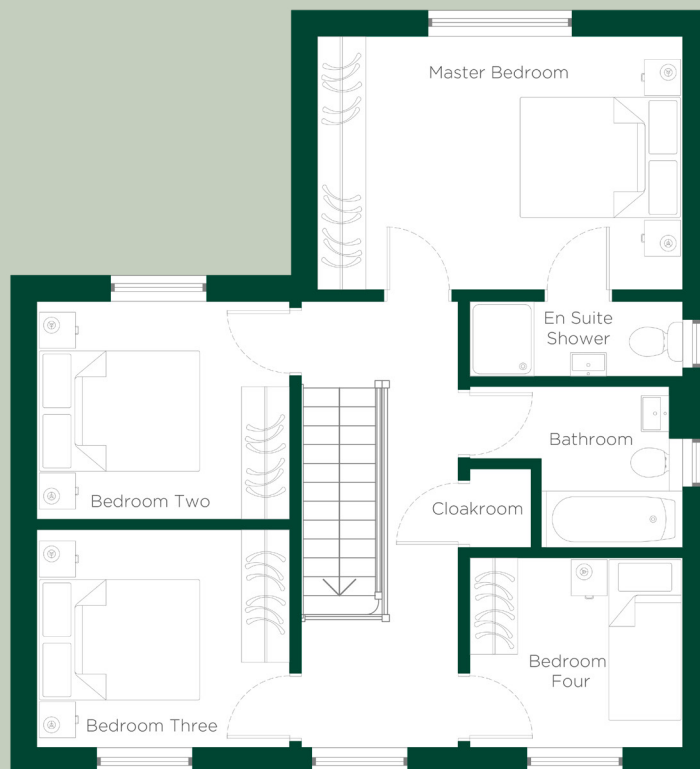
First Floor

Master Bedroom	4.6m x 3.2m	15'1 x 10'5
En Suite Shower	2.7m x 0.975m	8'9 x 3'2
Bedroom Two	3.2m x 2.75m	10'5 x 9'
Bedroom Three	3.2m x 2.75m	10'5 x 9'
Bedroom Four	2.7m x 2.4m	8'9 x 7'9
Bathroom	2.7m max x 2.025m	8'9 max x 7'4

TOTAL INTERNAL FLOOR SPACE 132SQM (1420 SQ FT)



GROUND FLOOR



FIRST FLOOR

The Cedar

Plots 3 & 4



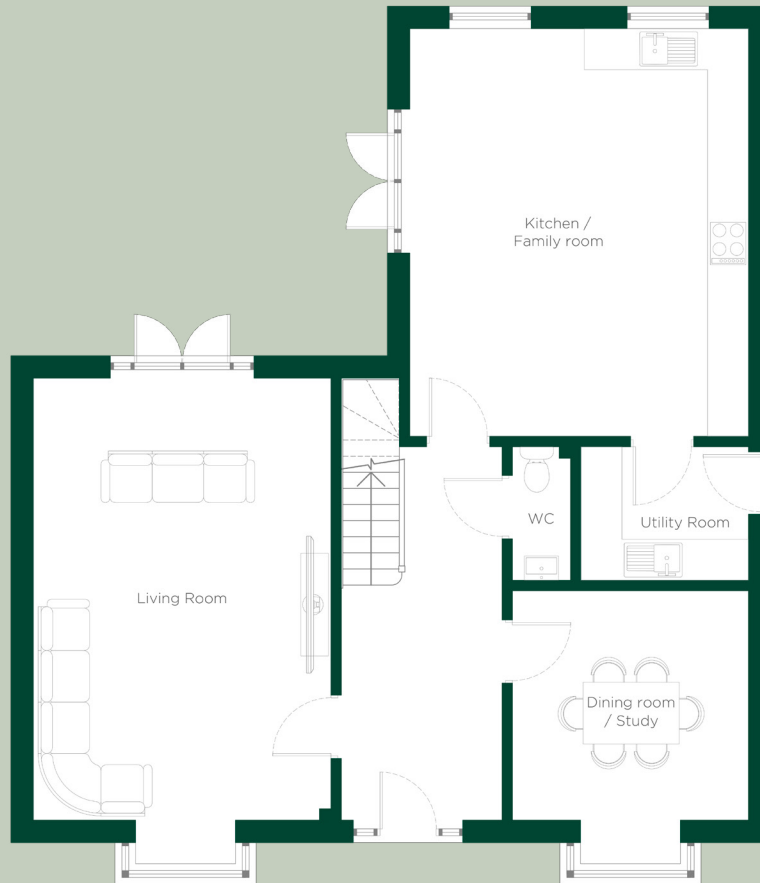
Ground Floor

Kitchen/Family Room	5m x 4.5m	16'5 x 14'8
Dining Room/Study	3.5m x 3.4m plus bay	11'5 x 11'2
Living Room	6.5m x 4.4m	21'4 x 14'5
Utility Room	2.5m x 2m	8'2 x 6'6
Detached Garage 1 & 1/2 width (plot 3)	7m x 4.2m	22'11 x 13'9
Detached Double Garage (plot 4)	7m x 6m	22'11 x 19'8

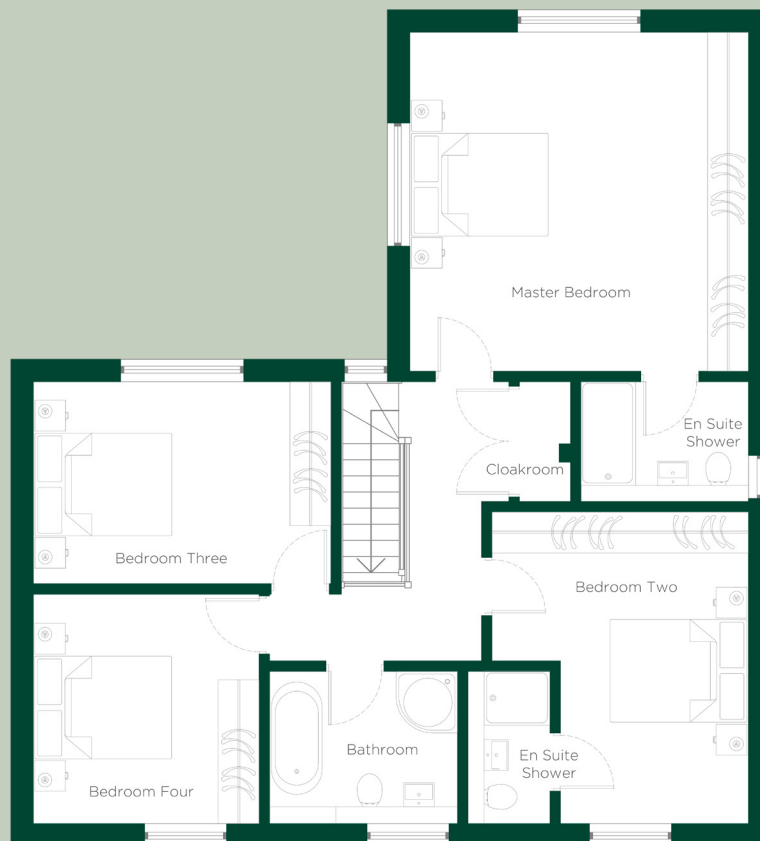
First Floor

Master Bedroom	5m x 3.5m	16'5 x 11'5
En Suite Shower	2.5m x 1.8m	8'2 x 5'9
Bedroom Two	4.6m x 3.8m max	15'1 x 12'5
En Suite Shower	2.5m x 1.25m	8'2 x 4'1
Bedroom Three	4.4m x 3m	14'5 x 9'9
Bedroom Four	3.4m x 3.35m	11'2 x 11'
Bathroom	2.8m x 2.5m	9'2 x 8'2

TOTAL INTERNAL FLOOR SPACE 173SQM (1861 SQ FT)



GROUND FLOOR



FIRST FLOOR

The Birch

Plot 5



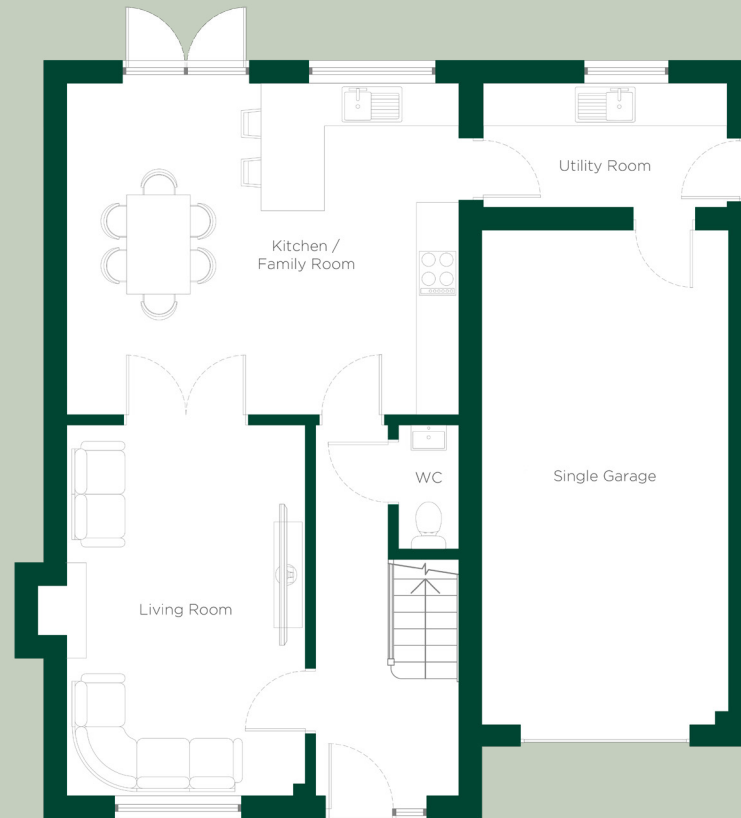
Ground Floor

Kitchen/Family Room	5.6m x 4.173m	18'4 x 15'6
Living Room	5.29m x 3.42m	17'4 x 11'3
Utility Room	3.5m x 1.8m	11'5 x 5'9
Single Garage	7m x 3m	23' x 9'9

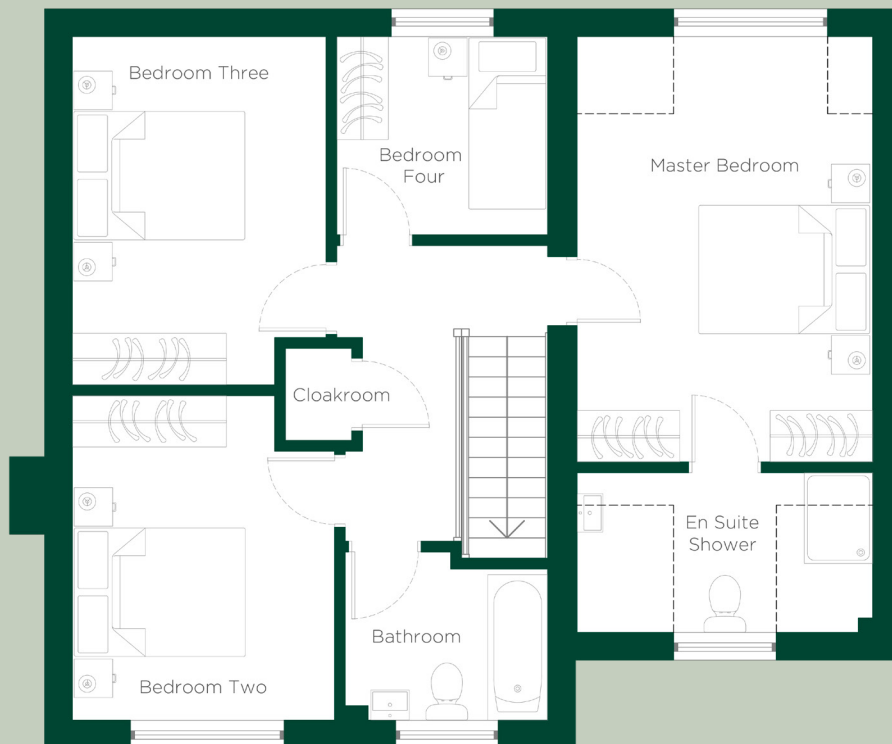
First Floor

Master Bedroom	5m x 3.5m	16'5 x 11'5
En Suite Shower	3.5m x 1.9m	11'5 x 6'2
Bedroom Two	3.82m x 3.1m	12'6 x 10'2
Bedroom Three	4.1m x 3m	13'5 x 9'9
Bedroom Four	2.5m x 2.35m	8'2 x 7'7
Bathroom	2.4m x 1.8m	7'9 x 5'9

TOTAL INTERNAL FLOOR SPACE 135SQM (1452 SQ FT)



GROUND FLOOR



FIRST FLOOR

The Chestnut

Plots 7 & 8



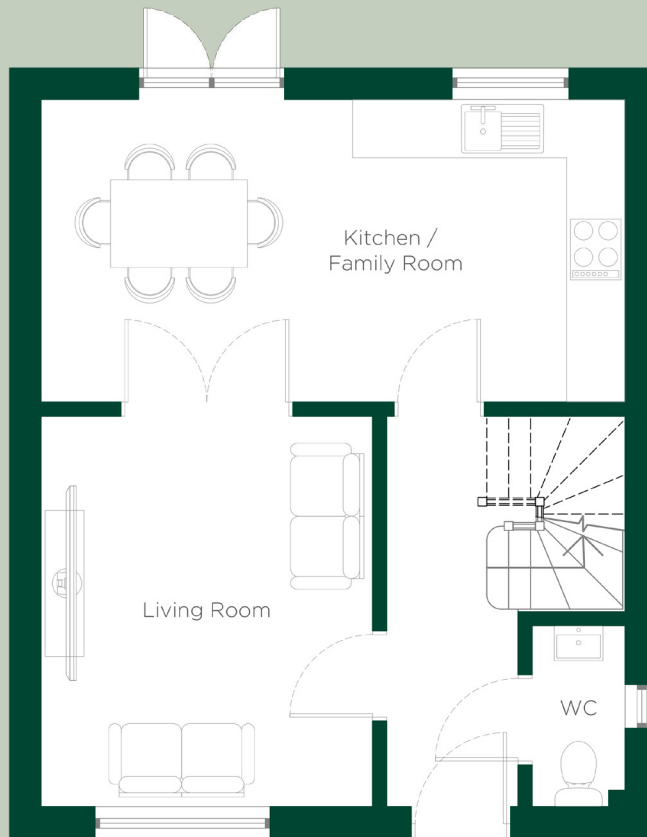
Ground Floor

Kitchen/Family Room	6.04m x 3.15m	19'9 x 10'3
Living Room	4.05m x 3.45m	13'3 x 11'3
Cloakroom/WC	1m x 1.9m	3'3 x 6'3
Two Parking Spaces		

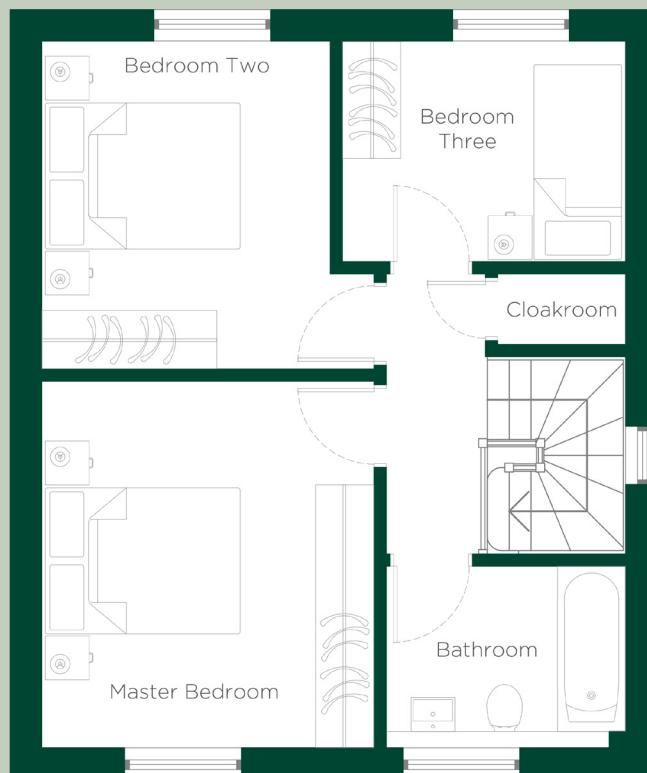
First Floor

Master Bedroom	3.8m x 3.45m	12'5 x 11'3
Bedroom Two	3.4m x 3m	11'2 x 9'9
Bedroom Three	2.94m x 2.3m	9'7 x 7'5
Bathroom	2.49m x 1.9m	8'2 x 6'2

TOTAL INTERNAL FLOOR SPACE 87SQM (936 SQ FT)



GROUND FLOOR



FIRST FLOOR

The Popular

Plot 9



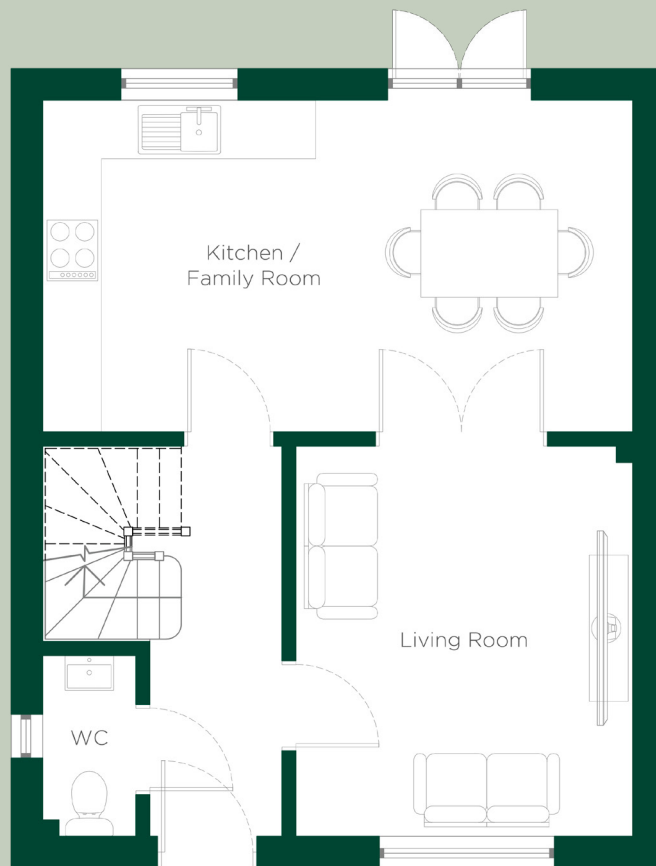
Ground Floor

Kitchen/Family Room	6.1m x 3.45m	20'1 x 11'3
Living Room	4.05m x 3.5m	13'3 x 11'5
Cloakroom/WC	1m x 1.9m	3'3 x 6'3
Two Parking Spaces		

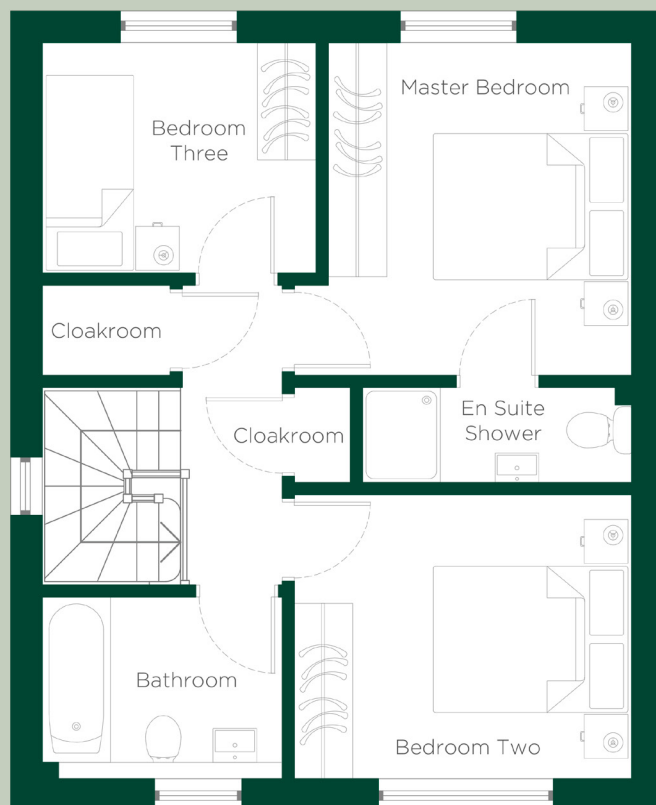
First Floor

Master Bedroom	3.45m x 3.15m	11'3 x 10'3
En Suite Shower	2.8m x 1m	9'2 x 3'3
Bedroom Two	3.5m x 2.95m	11'5 x 9'7
Bedroom Three	2.85m x 2.4m	9'4 x 7'9
Bathroom	2.5m x 1.9m	8'2 x 6'2

TOTAL INTERNAL FLOOR SPACE 91.5SQM (984 SQ FT)



GROUND FLOOR



FIRST FLOOR

The Acer

Plot 10



Ground Floor

Kitchen	3.5m x 3.2m	11'5 x 10'5
Living Room	5.63m x 3.3m	18'5 x 10'8
Cloakroom/WC	1m x 1.9m	3'3 x 6'3
Two Parking Spaces		

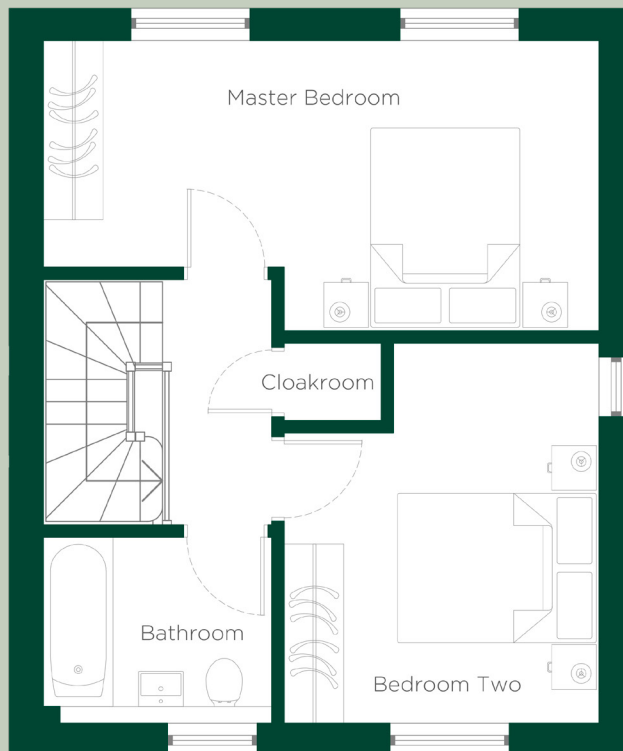
First Floor

Master Bedroom	5.63m x 2.95m max	18'5 x 9'7
Bedroom Two	3.85m x 3.2m	12'7 x 10'5
Bathroom	2.33m x 1.9m	7'6 x 6'2

TOTAL INTERNAL FLOOR SPACE 76.5SQM (823 SQ FT)



GROUND FLOOR



FIRST FLOOR



The homes at Hayes Gardens have been thoughtfully created to meet the demands of contemporary living. Stylish fitted kitchens with integrated appliances and practical layouts sit alongside beautifully finished bathrooms and en suites, complete with chrome fittings. Light-filled interiors, high-quality finishes and energy-efficient features, including air source heat pumps and modern electrics, combine to create spaces that are both functional and inviting.

Thoughtfully designed for modern lifestyles, bringing together quality craftsmanship, comfort and contemporary style.



Specification

Kitchens & Utility Rooms

- Stylish designed fitted kitchens with matching worktops and upstand
- Integrated appliances including hob unit, extractor hood, double oven and grill, integrated fridge freezer and dishwasher
- Tiled walls and flooring

Bathrooms & En Suites

- High quality white sanitary wear with chrome taps and fitments
- Vanity units with all basin, low level WC
- Bathrooms and En Suites tiled with full height tiling to shower cubicles
- Fitted chrome electric towel rails

Electrics

- LED spot downlighters in kitchens, bathroom and en suites
- Under cabinet lights in the kitchens
- Pendant lights with low energy lamps to all other rooms
- Number of double power sockets installed through the homes with TV points to all main rooms
- Smoke detectors fitted in hallways and landings
- Dual smoke and heat detectors in kitchens
- Outside lighting front and rear
- Fibre broadband connectivity will be available
- EV electric charging points

Decorations and Finishes

- Internal wooden doors
- White painted architraves, door frames and skirtings
- Fully plastered and painted flat ceilings and walls
- Fully carpeted with tiled flooring to kitchens, bathrooms and en suites

Plumbing and Heating

- Air Source heat pump to radiators to all rooms with thermostat controlled valves

External finishes

- Traditional external brick built finish with tiled roof
- UPVC Windows for low maintenance
- Sliding patio doors

Gardens and Outside

- Patios and path in attractive slab paving
- Lawned front and rear gardens
- Block paved driveways
- Outside tap, outside lighting
- The rear garden enclosed by panel fencing

Warranty

Each new home at Hayes Gardens will benefit from a 10year ICW warranty giving peace of mind to prospective purchasers at the quality of build on these homes.

The above specification details are for guidance only and may alter during construction.



Building quality homes through experience,
care and craftsmanship,

Hayes Gardens is developed by Weeley Developments Ltd, a company renowned for quality, integrity and attention to detail.

With a strong track record across Essex and beyond, Weeley Developments has delivered a wide range of developments, from bespoke one-off executive homes to larger residential communities. Each project reflects the Group's commitment to thoughtful design, high standards of construction and lasting value.

Hayes Gardens is the latest example of this dedication - a development designed with care, quality and modern living in mind.





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