



# Malting Paddocks

L'ayer de la Ha'ye

**SEVEN**  
DEVELOPMENTS



Creating properties that stand the *test of time*

We're dedicated to building high-quality homes designed for modern living. From high-spec finishes to carefully considered details, our approach is driven by a passion for **quality, sustainability**, and creating **lasting communities**.

With a strong track record across Essex and Suffolk, we take pride in delivering homes that fit beautifully within their surroundings while offering the modern comforts buyers expect.

[sevendevdevelopments.co.uk](http://sevendevdevelopments.co.uk)



## Malting Paddocks

Layer de la Haye

An exclusive development in one of Essex's most desirable villages. Malting Paddocks is a limited collection of four individually designed homes, set within a gated development that offers space, quality, and attention to detail at every turn.

Each home features a spacious layout, high-quality finishes, and a well-considered design throughout. Generous gardens, premium kitchens, and well-proportioned rooms ensure a home that is both stylish and practical.

Tucked away in the charming village of Layer-de-la-Haye, Malting Paddocks offers a peaceful countryside setting without sacrificing convenience. With scenic walks on your doorstep and Colchester just a short drive away, this is a rare opportunity to enjoy a truly premium home in a sought-after location.







Designed with traditional architecture to complement the village setting, this peaceful collection of four homes blends seamlessly into the beautiful rural surroundings.





1

Plot 1  
4/5 bedroom  
Two-storey home

2

Plot 2  
4/5 bedroom  
Three-storey home

3

Plot 3  
4/5 bedroom  
Three-storey home

4

Plot 3  
4/5 bedroom  
Three-storey home



PLOT ONE

Spacious home with a private setting and sunny garden



Plot 1 is a 4/5-bedroom traditionally styled home with spacious interiors and a well-thought-out layout. The large, south-facing garden provides plenty of outdoor space, while the private driveway and garage add convenience. Set in a quiet position, this home offers privacy and a timeless design with modern features throughout.

  
4/5 bedrooms

  
4 bathrooms

  
2306 sq ft

  
Garden 315 sqm

Measurements

Kitchen	8.68m x 4.45m	Bed 1	4.26m x 4.45m	Bath	3.18m x 2.27m
Living	4.58m x 5.76m	Bed 2	4.26m x 3.00m	En-Suite 1	2.36m x 2.36m
Snug	3.50m x 3.89m	Bed 3	4.08m x 3.30m	En-Suite 2	2.36m x 1.35m
Hall	4.44m x 5.78m	Bed 4	4.19m x 3.89m		
WC	1.21m x 2.00m	Office/5	2.78m x 3.30m		
Utility	2.43m x 2.12m	Landing	5.71m x 3.46m		



Computer-generated images are for illustrative purposes only. External materials, finishes, landscaping, and internal layouts, including kitchens, wardrobes, and sanitaryware, may be subject to change. Room sizes, layouts, and elevations are based on architectural drawings and may be adjusted during construction. All dimensions are approximate.



PLOT TWO

High-spec three-storey home in a peaceful setting



A high-end 4/5-bedroom home within a private gated development. This home features generous proportions and traditional character. The open-plan kitchen and living areas flow naturally, with large windows bringing in natural light. Outside, the private garage and driveway offer practical parking, while the south-facing garden creates a bright and inviting outdoor space.



4/5 bedrooms



4 bathrooms



2557 sq ft



Garden 412 sqm

Measurements

Kitchen	9.93m x 5.00m	Bed 1	3.56m x 5.00m	En-Suite 1	2.32m x 2.43m
Living	4.09m x 6.23m	Bed 2	4.26m x 3.00m	En-Suite 2	2.55m x 1.36m
Snug	3.41m x 2.86m	Bed 3	3.50m x 3.89m	Study	9.95m x 3.76m
Hall	2.14m x 6.23m	Bed 4	4.19m x 3.89m		
WC	2.55m x 1.36m	Landing	3.18m x 4.03m		
Utility	2.58m x 2.14m	Bath	2.40m x 2.27m		



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PLOT THREE

Traditional design with a bright interior and large garden



A three-storey home finished to a high specification, offering generous space throughout. The ground floor has an open-plan kitchen-dining area leading to a spacious living room and snug. Upstairs, the first floor features large bedrooms, while the second floor offers a bright, versatile space. A south-facing garden, private garage, and quiet setting complete this home.



4/5 bedrooms



4 bathrooms



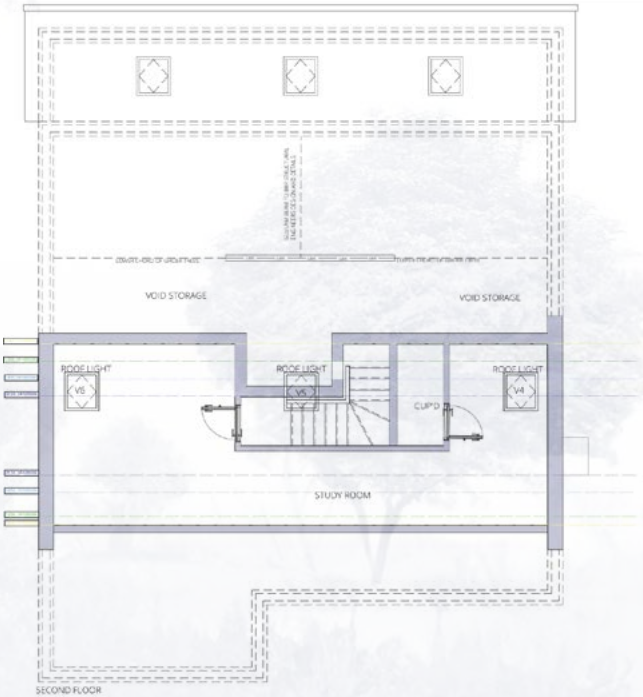
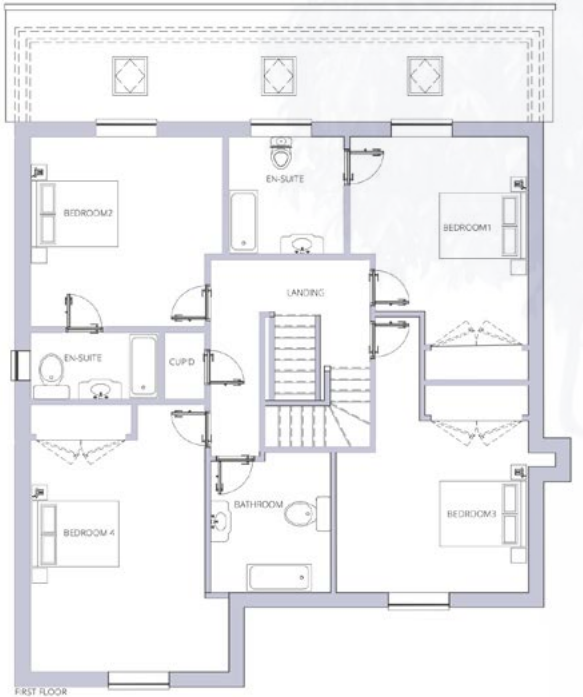
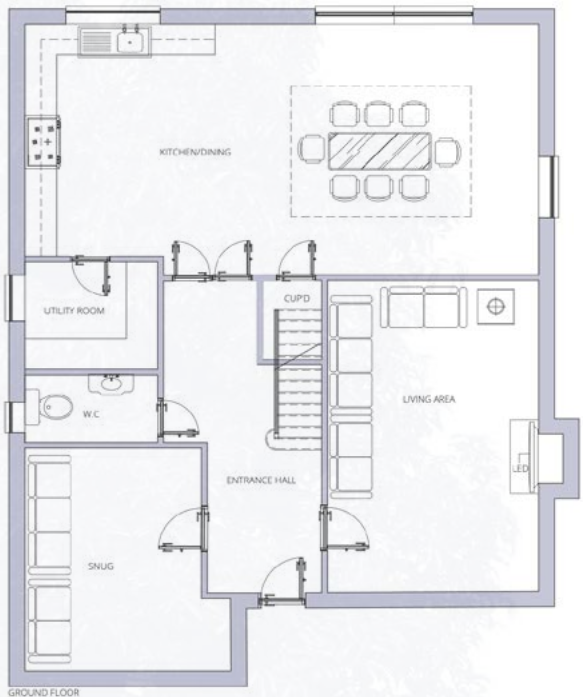
2540 sq ft



Garden 340 sqm

Measurements

Kitchen	9.93m x 5.00m	Bed 1	3.56m x 5.07m	En-Suite 1	2.32m x 2.46m
Living	4.09m x 6.23m	Bed 2	3.85m x 3.90m	En-Suite 2	2.55m x 1.36m
Snug	3.41m x 3.50m	Bed 3	3.82m x 5.67m	Study	9.95m x 3.76m
Hall	2.14m x 6.23m	Bed 4	3.96m x 5.47m		
WC	2.55m x 1.36m	Landing	3.18m x 4.03m		
Utility	2.58m x 2.14m	Bath	2.40m x 2.59m		



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# PLOT FOUR

Well-designed home with generous space inside and out



A standout home with a striking traditional exterior and an exceptional level of finish inside. The spacious kitchen-dining area flows into a bright, airy living space, perfect for everyday living and entertaining. Upstairs, the generously sized bedrooms provide comfort and flexibility. The large garden extends around the front and rear, creating an inviting entrance and a private outdoor retreat.

  
4/5 bedrooms

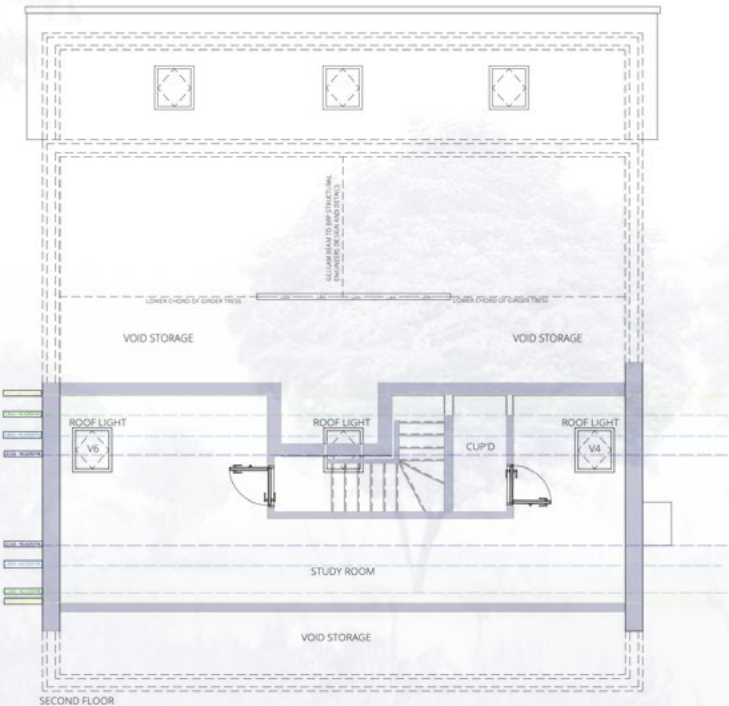
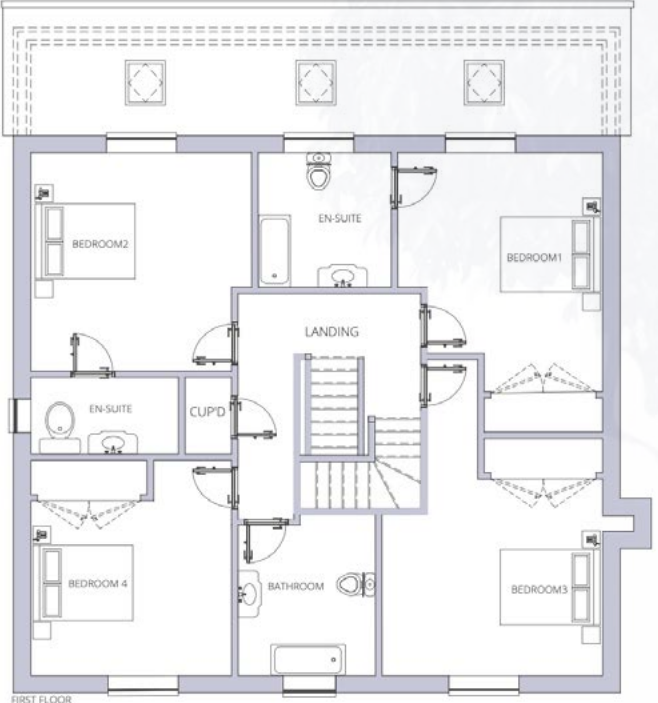
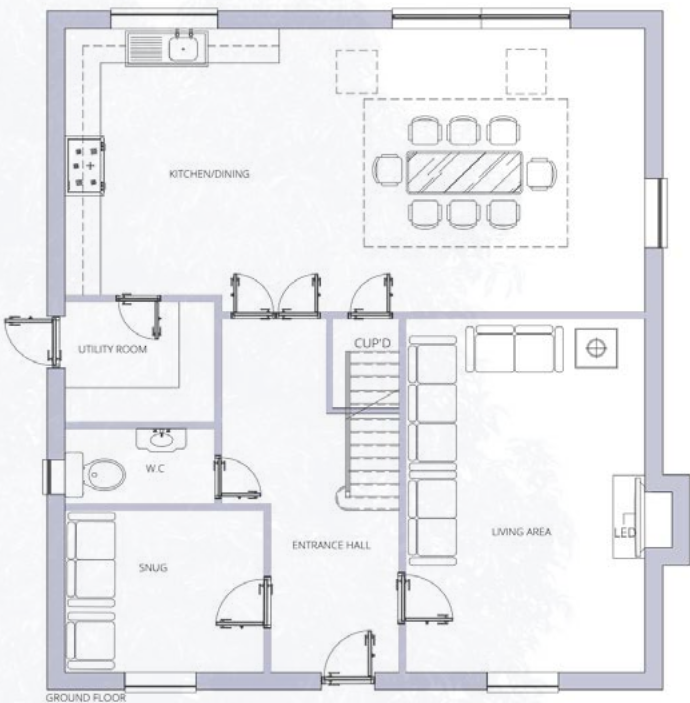
  
4 bathrooms

  
2557 sq ft

  
Garden 412 sqm

## Measurements

Kitchen	9.93m x 5.00m	Bed 1	3.58m x 5.00m	En-Suite 1	2.32m x 2.45m
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## SPECIFICATION

### Kitchen & Utility

- Neptune 'Chichester' kitchen and utility with handcrafted cabinetry
- Choice of hardware\*
- Silestone worktops
- Kitchen island with storage and seating
- Rangemaster Elise induction cooker
- Single larder
- Bosch integrated dishwasher
- Bosch built-in fridge freezer
- Quooker Flex all-in-one boiling water tap
- Hand-painted finishes available
- Additional cabinetry available
- Additional combi-oven option
- Lifetime warranty\*\*

\* On early reservation only.

\*\* For first buyer(s) only, not valid after selling the property.

### Bathrooms

- Wall-hung WC with soft-close seat
- Vanity unit with built-in storage and countertop basin
- Spacious walk-in shower
- Rainfall shower head and handheld attachment
- Built-in bath
- Frameless glass shower screen
- Heated towel rails
- Thermostatic shower and bath controls
- Premium fixtures and fittings
- Large format porcelain or stone-effect tiles

### Heating & Electrics

- Each home benefits from underfloor heating on the ground floor, an air source heat pump for improved energy-efficiency, and an electric car charger for modern convenience.

### Garden & Externals

- Set within a gated development, the homes feature front and rear turfed gardens with planting areas, south-facing rear gardens, and a private drive leading to block-paved separate driveways with double garages.

The specifications listed on this page are correct at the time of brochure creation. Please speak with our sales agent for full and exact specifications of each plot. The developer reserves the right to amend elevations, specifications, design, and layout as necessary.





## LAYER DE LA HAYE

### *A village surrounded by nature*

Layer-de-la-Haye is a peaceful rural village, surrounded by open countryside and scenic walking routes. Its quiet lanes, expansive fields, and stunning woodlands offer plenty of opportunities to explore nature, making it an ideal location for those who enjoy the outdoors.

The village has a strong community atmosphere, with local pubs, a well-regarded primary school, and regular village events bringing residents together. For families, education options are excellent, with highly rated primary schools nearby and Colchester's renowned grammar schools, including Colchester Royal Grammar School and Colchester County High School for Girls, within easy reach.

The area remains well-connected to essential amenities. Supermarkets including Tesco, Sainsbury's, and Co-op are a short drive away, while smaller local shops and farm stores provide fresh produce and everyday essentials. Colchester, just a short drive away, offers a full range of leisure and shopping options, including Lion Walk and Culver Square shopping centres, a variety of gyms and sports clubs, including Bannatyne and David Lloyd, as well as cinemas, restaurants, and cultural venues.

With strong transport links, everyday essentials close by, and a peaceful countryside setting, Malting Paddocks is the perfect place to call home.



## WHAT'S NEARBY?



### Abberton Reservoir – 5-minute drive

A significant wetland site, Abberton Reservoir is ideal for birdwatching. The Essex Wildlife Trust visitor centre provides panoramic views, and insights into local conservation efforts. The reservoir is one of the most important in the UK for overwintering wildfowl and is a key site for conservation.



### Wivenhoe – 15-minute drive

This riverside town features a picturesque quay, historic buildings, art galleries, and several pubs and restaurants. The town has a creative, artistic community, with regular events, live music, and an annual literary festival. Its charming narrow streets, give it a unique and welcoming atmosphere.



### Fingringhoe – 10-minute drive

A small village set along the River Colne, Fingringhoe is known for its countryside views and peaceful surroundings. The village is home to Fingringhoe Wick Nature Reserve, managed by Essex Wildlife Trust. This reserve offers diverse habitats, birdwatching opportunities, and walking trails.



### Dedham Vale – 20-minute drive

Dedham Vale is an Area of Outstanding Natural Beauty that inspired the painter John Constable. With countryside walks, traditional tearooms, and riverside boat hire, it's a perfect spot to escape. The River Stour provides opportunities for canoeing and rowing, offering a unique way to experience the landscape.



### Colchester – 10-minute drive

Colchester City is rich in history, with landmarks such as Colchester Castle. The city also offers independent boutiques and well-known retailers, alongside a variety of cafés and restaurants. Just outside the centre, Colchester Zoo is one of the UK's most popular wildlife attractions.



### Brightlingsea – 20-minute drive

A coastal town with a maritime history, Brightlingsea offers a beach, a lido, and sailing clubs. Its vibrant harbour, independent shops, and traditional fish and chip shops make it a charming day-trip destination. Brightlingsea Harbour also offers boat trips and ferry services to nearby coastal spots.



### West Mersea – 15-minute drive

Known for its seafood, especially oysters, West Mersea offers beautiful beaches, sailing opportunities, and a charming atmosphere. The island is perfect for coastal walks, paddleboarding, and enjoying fresh seafood at its renowned waterfront restaurants.

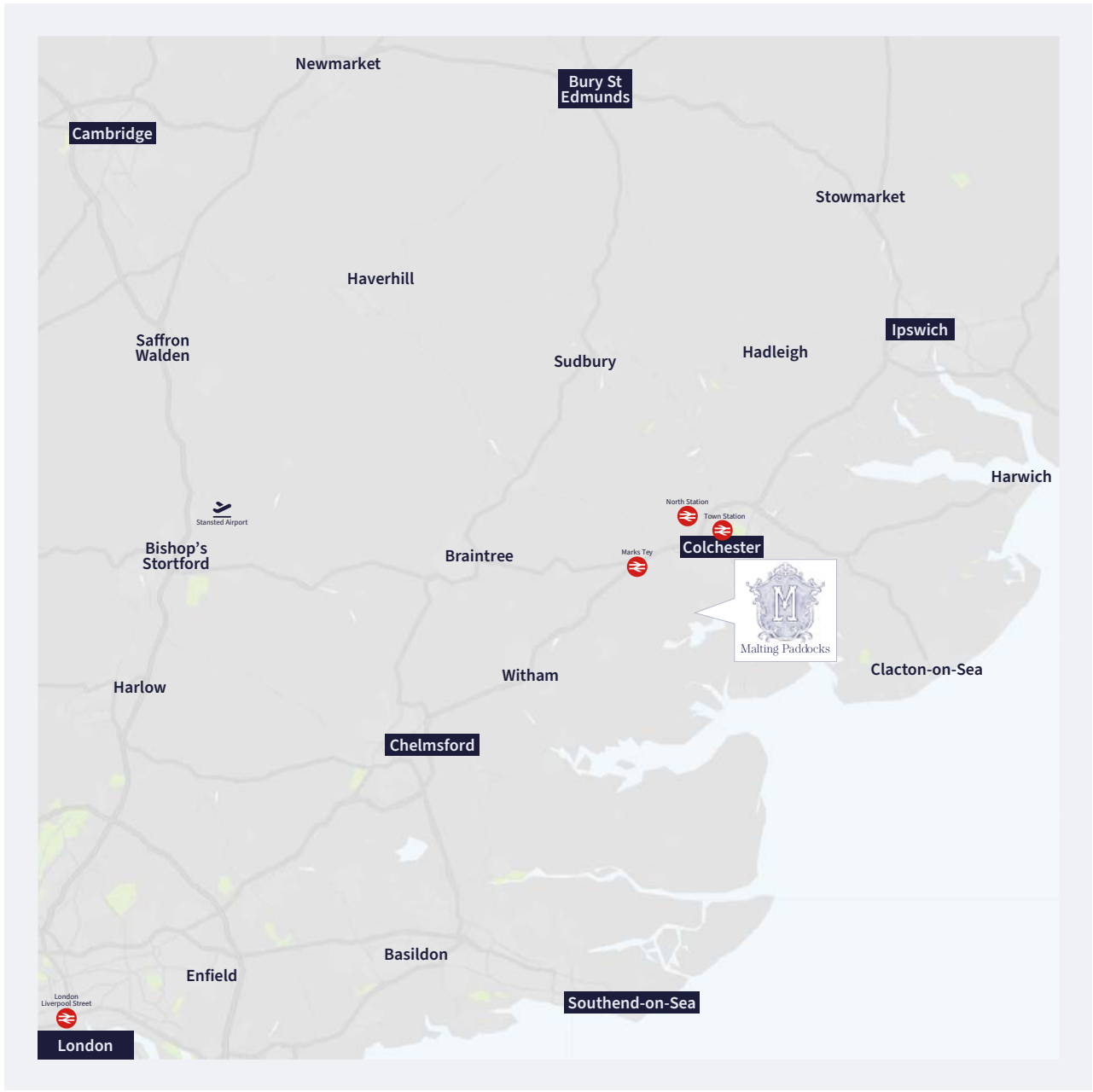


### Maldon – 25-minute drive

Maldon boasts the popular Promenade Park, perfect for families, with waterside walks, play areas, and events throughout the year. Maldon Salt, one of the finest sea salts in the world, is produced here, adding to the town's reputation for quality food. The annual Maldon Mud Race, attracts visitors from across the country.



# LOCATION & CONNECTIVITY



## By Road

Colchester City	4.1 miles
Dedham	14 miles
Manningtree	17 miles
Chelmsford	22 miles
Ipswich	24 miles
London (M25)	62 miles

## Rail Connections

Colchester North (COL)	(4.2 miles from Malting Paddocks)
London Liverpool Street	50 mins
London Stratford	45 mins
Norwich	1 hr 5 mins

## Airports

Stansted Airport	50 mins
London Gatwick	1 hr 30 mins
London Heathrow	1 hr 40 mins

# SALES & AFTERCARE

## Moving with *confidence*

We take pride in delivering not just beautifully designed homes, but also a seamless and reassuring experience for our buyers. Our commitment to quality extends beyond the point of purchase, ensuring you feel supported every step of the way.

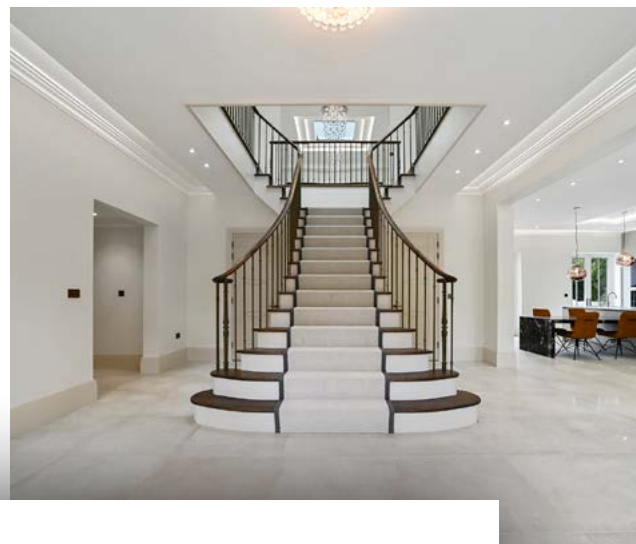
Every home comes with a two-year warranty from us, during which we will proactively check in at key intervals to address any concerns or issues that may arise. This gives you complete peace of mind as you settle into your new home.

Beyond this, your property is covered by a 10-year BuildZone warranty from the date of completion, protecting against structural defects and providing long-term reassurance.

With expert craftsmanship, dedicated aftercare, and lasting protection, you can move forward with confidence, knowing your home has been built to the highest standards.







We have spent years refining our approach to housebuilding, creating exclusive developments that prioritise space, privacy, and true luxury. Every home is built with longevity in mind, from its high-end finishes to the generous plot sizes that provide room to breathe. Our experience in acquiring land, securing planning permission, and delivering outstanding homes has made us trusted developers with a reputation for quality. Attention to detail is at the heart of everything we do, ensuring each home is designed for modern living without compromising on lasting appeal.

Beyond building homes, we are committed to preserving the environment and enhancing the landscapes we develop. Sustainability is a priority, and we continue to push boundaries with energy-efficient construction methods and a considered approach to protecting local wildlife. By combining expertise with a forward-thinking vision, we create homes that offer lasting quality in truly exceptional settings.

*John Beton & Ben Elliston*  
Managing Directors

Malting Paddocks is a collection of four homes, carefully designed to meet the needs of modern buyers while respecting the character of this sought-after village.

Each home has been built to stand the test of time, with spacious layouts and premium finishes throughout. Our partnership with Neptune reflects our commitment to delivering high-quality interiors, ensuring every kitchen is both timeless and practical. Set within a private, gated development, these homes provide space, privacy, and a level of finish that makes them truly special.

We have taken care to create properties where buyers can feel confident in the lasting quality, exclusivity, and comfort of their home.

Contact our selling agents:

**HARRIS  
+ WOOD**  
01206 656222

**Fenn  
Wright.**  
01206 763388

or visit us online at [sevendevolutions.co.uk](https://sevendevolutions.co.uk)





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