



Narley Field Road Manuden

Narley Field Road, Manuden, Bishops Stortford, Essex CM23 1JU
www.englishrural.org.uk

Welcome to Narley Field Road

English Rural are pleased to offer for sale five shared ownership homes (Plots 9, 10, 12, 13 and 14) which are part of a development of 36 new homes in the village of Manuden, in the Uttlesford district of Essex. The scheme is being delivered by Pelhams Structures Limited, a trusted local provider of high-quality timber frame homes.

Mentioned in the Domesday Book, Manuden is a thriving and popular village, just 3 ½ miles north of the town of Bishop's Stortford. Local amenities include Manuden Primary School, The Yew Tree public house, the local church of St. Mary's, a purpose-built community and sports hall (with 3no. adult pitches and a multi games pitch providing excellent health and well being facilities) and there is access to some beautiful country walks.

The nearby village of Stansted Mountfitchet is just a 6-minute drive which is home to shops, pubs and restaurants as well as a station with trains to Cambridge North and London Liverpool Street. Bishop's Stortford offers multiple shopping centers, sought after schooling, recreational facilities and a mainline train station serving London Liverpool Street and Harlow. The M11 access is just four miles away.

Currently under construction, the new homes are scheduled for completion in July 2026.

Development Site Plan



40% share available from £158,000

plus specified rent per month on the unsold equity

Narley Field Road Specification

Overview:

The scheme has a traditional appearance, featuring either full height Mardale stretcher bond brickwork or Pearl Grey Hardieplank weatherboarding with a Mardale brick plinth and slate roof tiles. These materials reflect the traditional character of the local area. Most homes benefit from elevated views across the countryside and are covered by a 12-year ICW structural building warranty.

Kitchens:

- Schuller Nova Pebble Grey soft close kitchen units with Arctic Marble 40mm worktops and matching upstands
- Hafele Sofia 1½ Bowl sink and chrome mixer tap
- Integrated Cata single oven, Cata ceramic hob and Cata cooker hood
- Toughened glass splashback to hob

Bathrooms:

- White Ivo sanitaryware with Ivo fittings
- Thermostatic shower to bath with glass hinged bath screen
- Electric heated chrome towel rails to bathrooms and cloakrooms

Windows & Doors:

- Double-glazed high performance PAS24 UPVC windows finished in white
- Front door – Xtremedoor Cottage or York Composite GRP PAS 24 Security accreditation and 3 lever lock mechanism.

Heating, lighting and electrical:

- Mixergy MX-120-IH2-579 heat pump cylinder and Ecostrad iQ Ceramic WiFi Controlled Electric Radiators
- LED downlights to kitchens, bathrooms and cloakrooms.
- Pendant light fittings to all other rooms
- Outside lighting to external doors with PIR sensors

Internal finishes:

- Masonite 4 Panel internal doors in white satin paint
- Walls and ceilings finished in Dulux Timeless
- Bathroom walls and ceilings finished in Dulux Timeless Easycare
- All woodwork and timber stairs finished in white Dulux satin paint
- Large format 600mm x 300mm ceramic wall tiles to bathrooms
- Carpets lounge, stairs/landing & bedrooms.
- Wood effect vinyl floors to hallways, kitchen/diners, bathroom & WCs

Media and communications:

- Pre-wiring and fittings for TV/satellite in living room
- Telephone sockets to hallway
- Fibre broadband available to each plot

Exterior:

- Parking – Two allocated spaces per plot plus additional visitor spaces
- Enclosed rear garden, laid to lawn with outside power, lights and tap
- Landscaped front garden

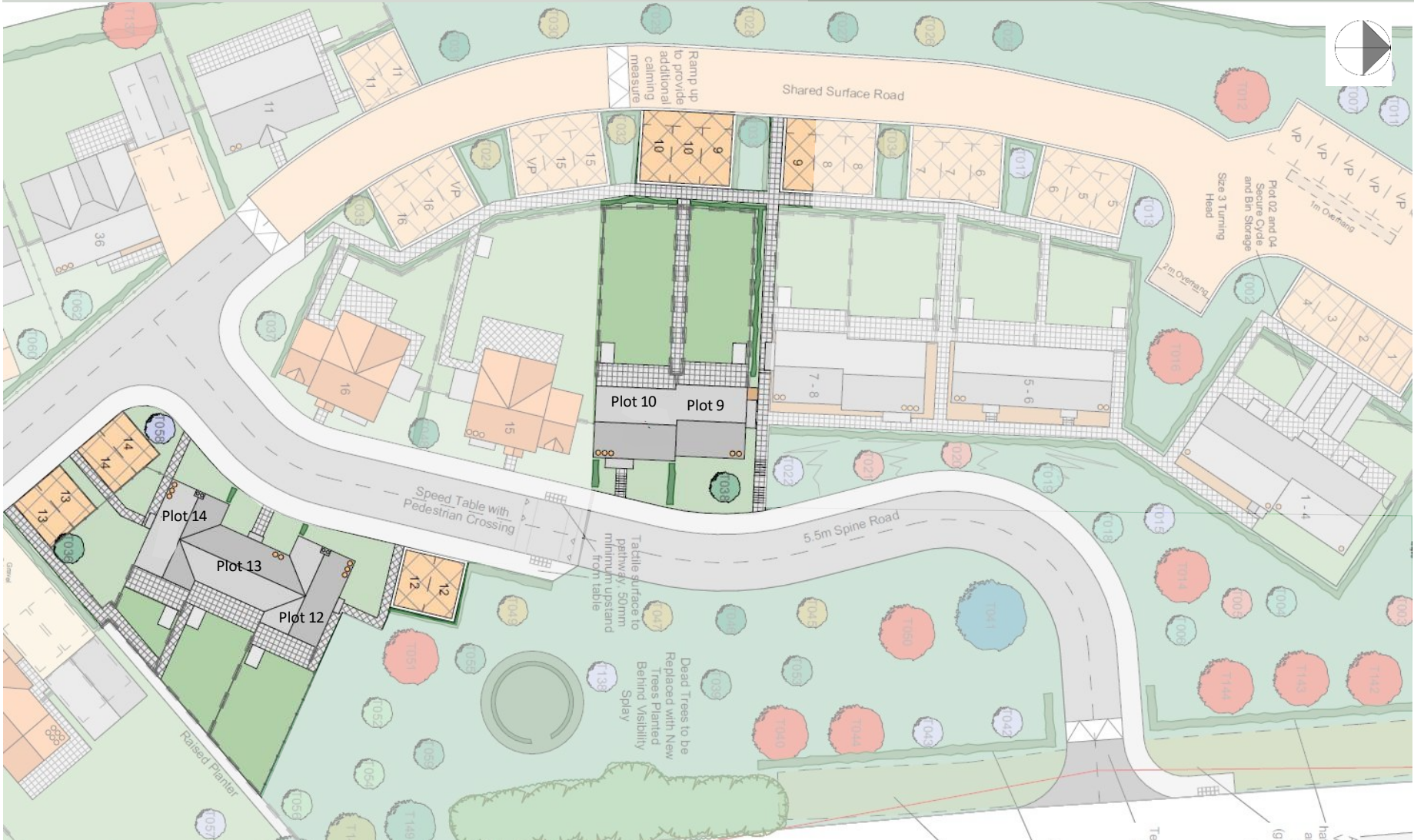
Energy Performance:

- Predicted Energy Performance Rate (EPC) Band B85 or better
- Energy efficient hot water cylinder heat pump and solar PVs
- Dual flush mechanisms to toilets to reduce water usage
- 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
- Rainwater butt

Local Authority:

- Uttlesford District Council
- Council Tax Band TBC

Narley Field Road Shared Ownership Plots





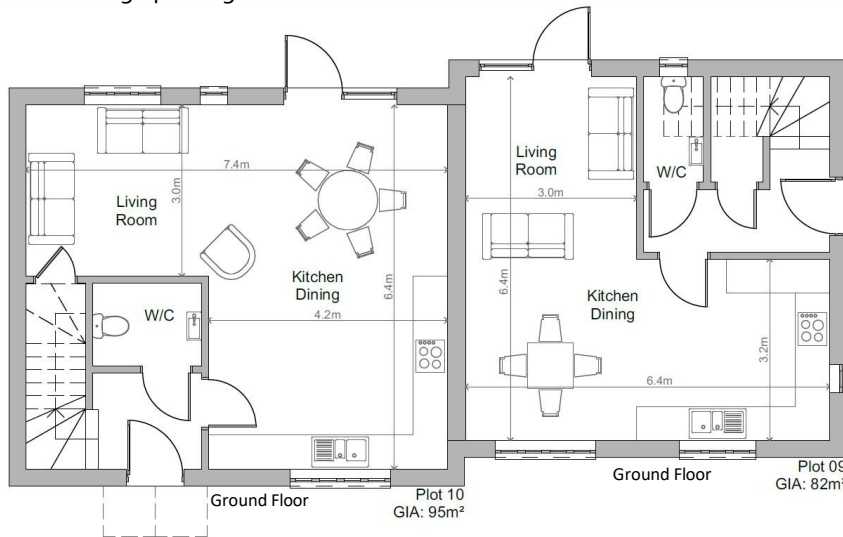
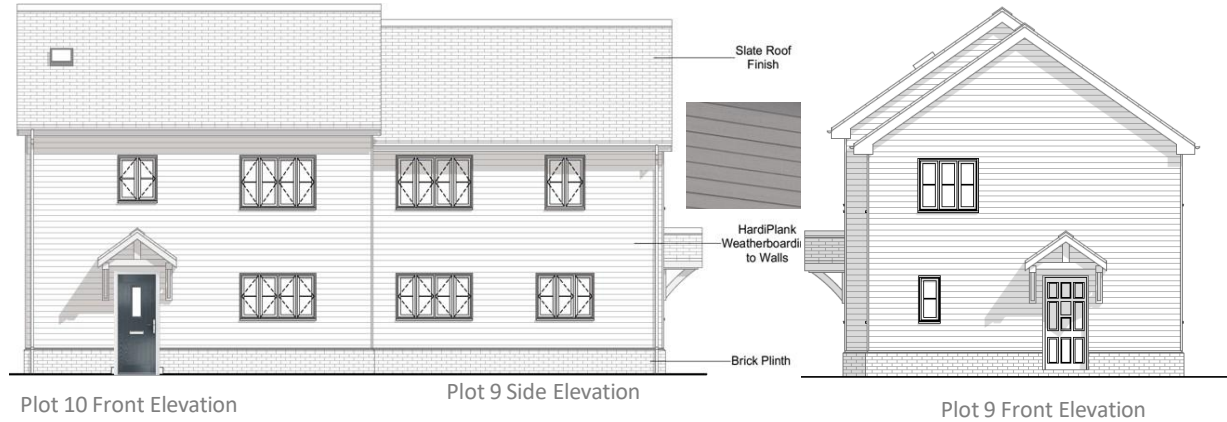
Plot 9 - 40% share **£160,000**
plus specified rent per month on the unsold equity



Plot 10 - 40% share £184,000
plus specified rent per month on the unsold equity

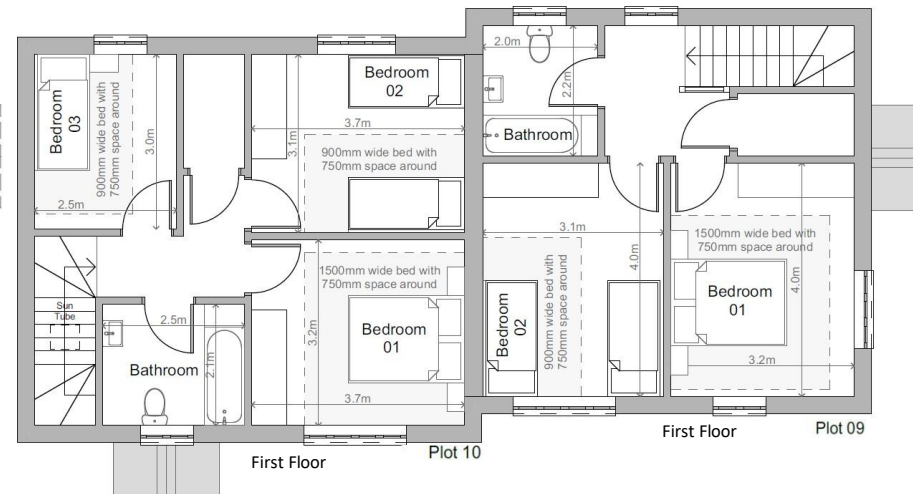
Plots 9 and 10: Semi-detached houses featuring:

- Plot 9 - 2 double bedrooms - 82 m²
- Plot 10 – 2 double bedrooms and 1 single bedroom - 95 m²
- Pearl Grey Hardieplank weatherboard above a Mardale brick plinth with slate roof finish.
- Open plan living room/ dining room / kitchen with door to the rear garden
- Downstairs cloakroom
- Family bathroom
- In-curtilage parking for two cars



Plot 10 – Room Sizes

Living / Dining Room	22.2m ²	Bedroom 1	11.8m ²
Kitchen Area	14.3m ²	Bedroom 2	11.5m ²
		Bedroom 3	7.5m ²



Plot 9 – Room Sizes

Living / Dining Room	19.2m ²	Bedroom 1	11.8m ²
Kitchen Area	10.9m ²	Bedroom 2	11.5m ²

Plot 9 and 10 Elevation and Floor Plan

Plot 10 40% share £184,000

Plot 9 40% share £160,000

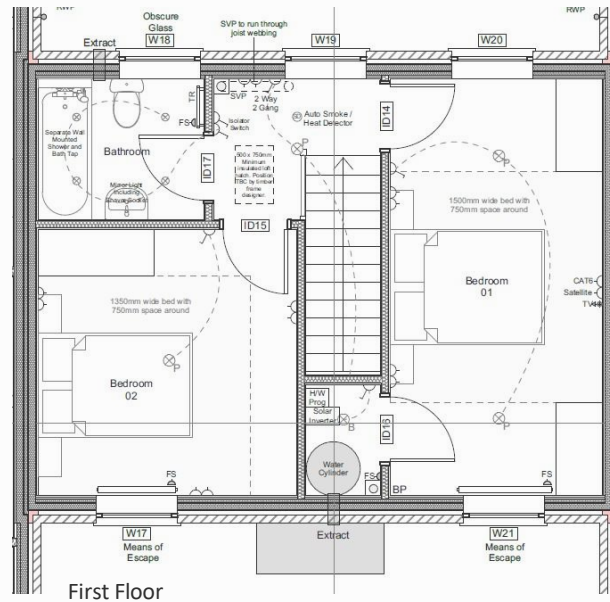
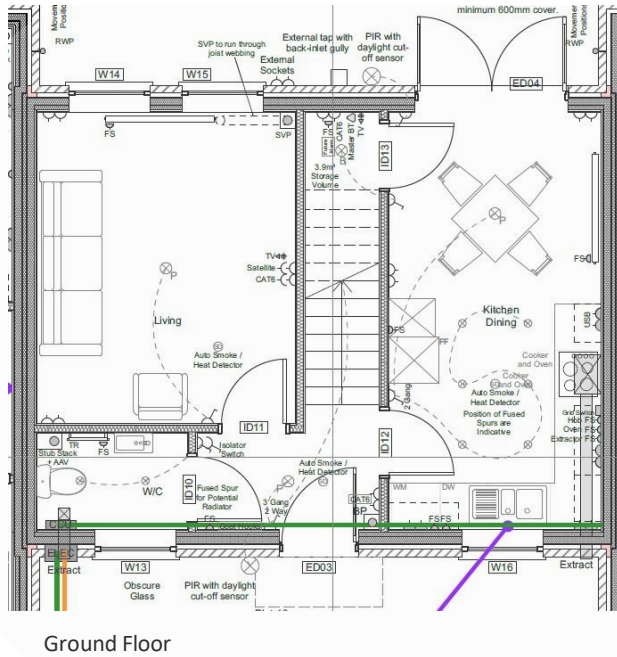
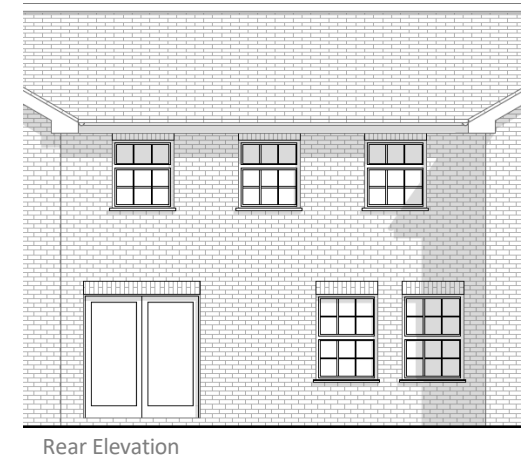
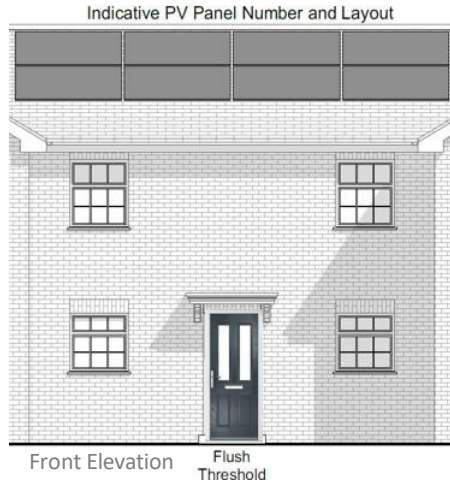
plus specified rent per month on the unsold equity



Plot 13 - 40% share £158,000
plus specified rent per month on the unsold equity

Plot 13: Mid Terrace house featuring:

- 2 double bedrooms- 79 m²
- Mardale full height brick exterior with slate roof finish
- Kitchen/dining room with French doors to the rear garden
- Separate living room overlooking the garden
- Downstairs cloakroom
- Family bathroom
- In-curtilage parking for two cars



Plot 13 – Room Sizes

- Kitchen/ Dining Room 14.8m²
- Living Room 13.5m²
- Bedroom 1 14.8m²
- Bedroom 2 11.5m²

Plot 13 Elevation and Floor Plan 40% share £158,000
plus specified rent per month on the unsold equity



Plot 12 - 40% share **£184,000**
plus specified rent per month on the unsold equity

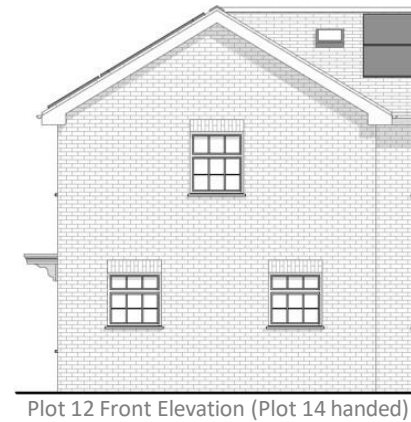


Plot 14 - 40% share **£184,000**
plus specified rent per month on the unsold equity

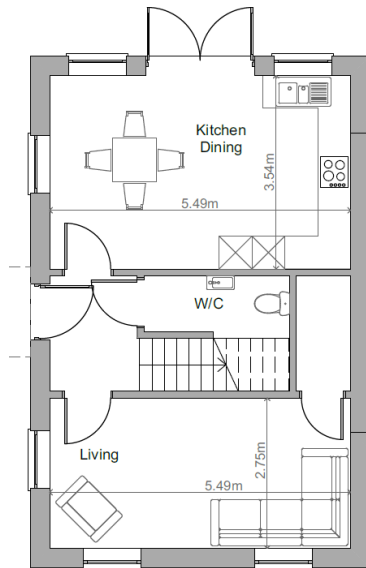
Plot 12 and 14: End Terrace houses featuring:

- 2 double bedrooms and 1 single bedroom – 95 m²
- Mardale full height brick exterior with slate roof finish
- Kitchen/dining room with French doors to the rear garden
- Separate living room
- Downstairs cloakroom
- Family bathroom
- In-curtilage parking for two cars

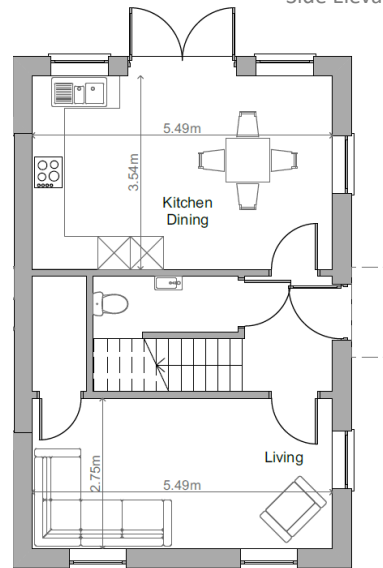
Indicative PV Panel Number and Layout



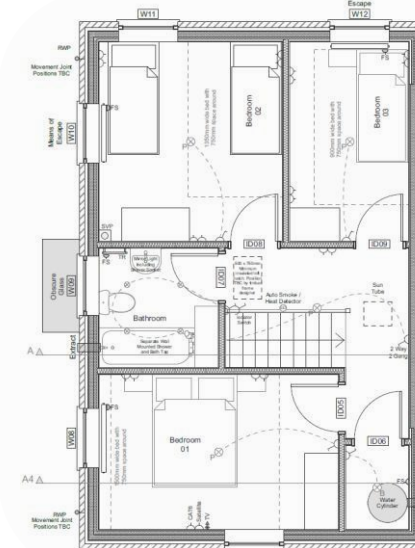
Plot 12 Front Elevation (Plot 14 handed)



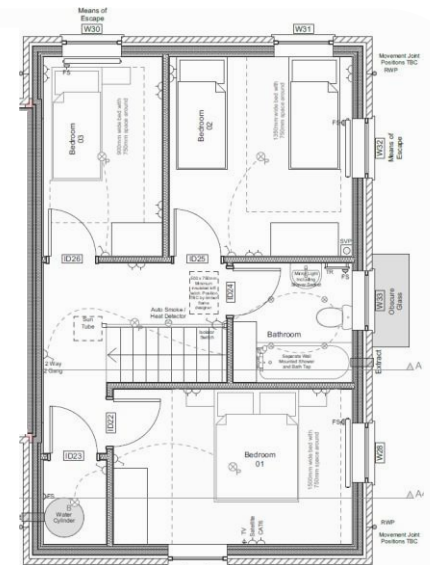
Plot 12 Ground Floor
GIA: 95m²



Plot 14 Ground Floor
GIA: 95m²



Plot 12 First Floor



Plot 14 First Floor

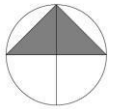
Plots 12 and 14 (Handed) – Room Sizes

Living Room	15.1m ²	Bedroom 1	12.2m ²
Kitchen / Dining Room	20.8m ²	Bedroom 2	11.5m ²
		Bedroom 3	7.5m ²

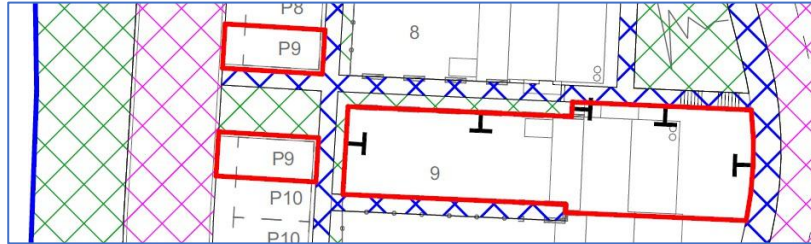
Plot 12 and 14 Elevation and Floor Plan 40% share £184,000

plus specified rent per month on the unsold equity

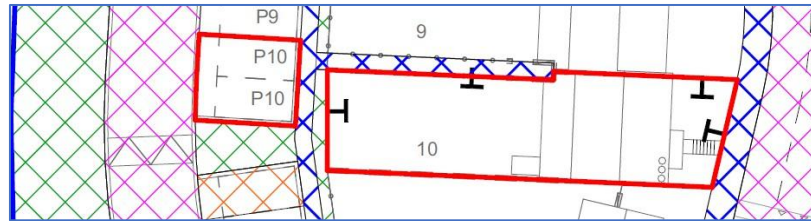
Narley Field Road Shared Ownership Conveyance Plans



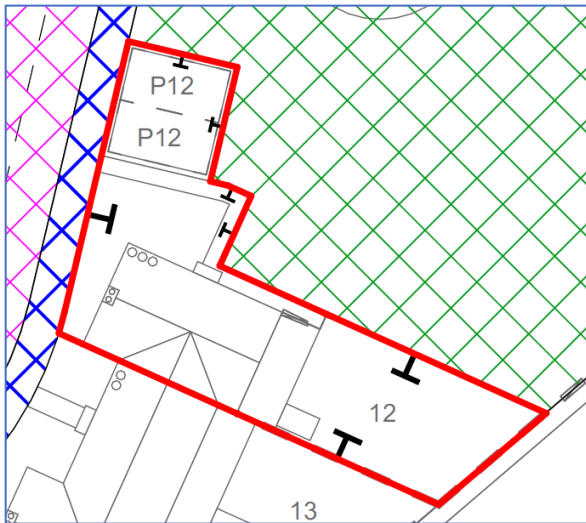
- PLOT / SITE BOUNDARY LINE
- ROADS
- FOOTPATHS
- GREEN SPACES
- VISITOR PARKING
- ALLOTMENTS



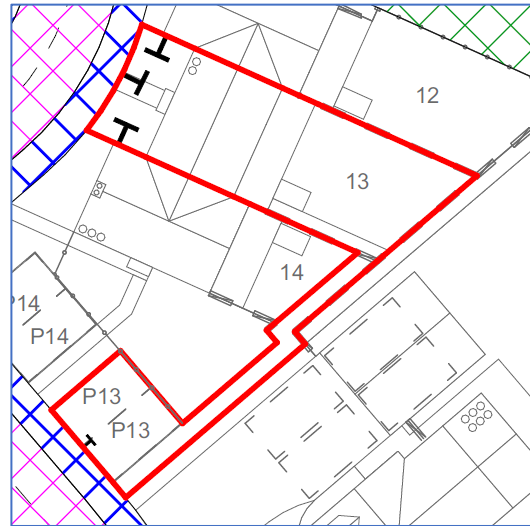
Plot 9



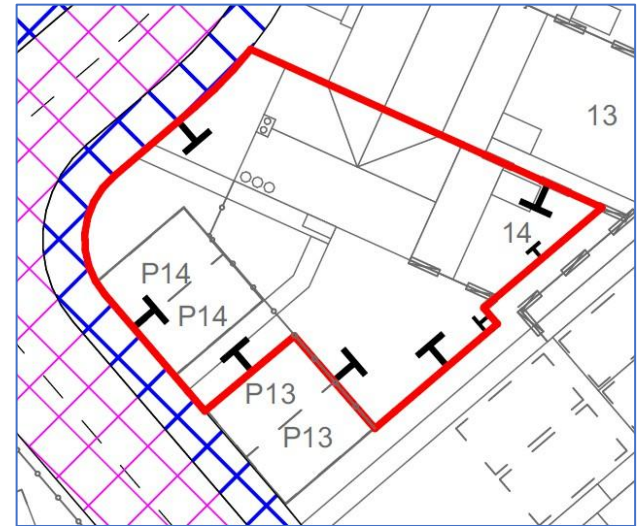
Plot 10



Plot 12



Plot 13



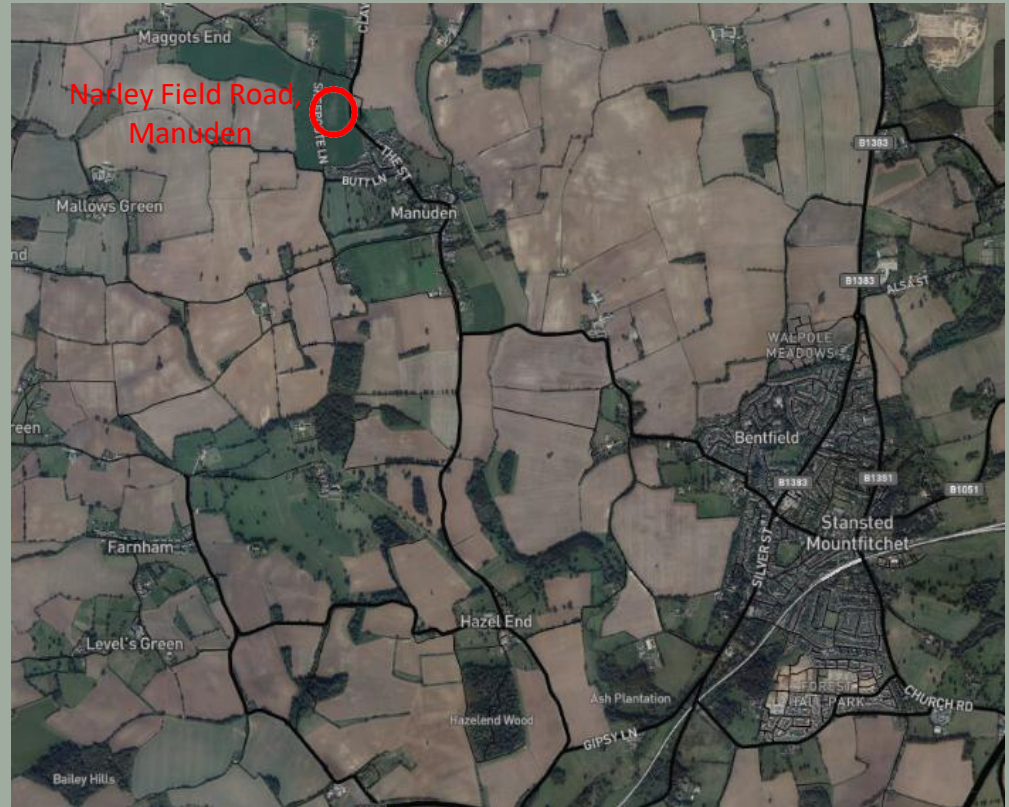
Plot 14

Narley Field Road





English Rural is a specialist provider of community-led, affordable rural homes established in 1991 and is registered and regulated by the Regulator of Social Housing. We are one of the leading national advocates on affordable rural housing issues, with HRH The Princess Royal as our Patron.



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For latest information on availability and eligibility, please contact;

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Site layouts, floor plans and specifications are all based on information current at the time of preparing these sales particulars. Plans within these particulars are not to scale and all measurements are approximate. Although we endeavour to adhere to the details contained in these particulars, it may be necessary to make amendments, and we reserve the right to make such changes as and when considered necessary.



Building Warranty