



— ULTING — MEADOWS —

NOUNSLEY

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.

sevendevolutions.co.uk



Ulting Meadows is an exclusive development of six individually designed homes, set within on private, gated drive just outside Hatfield Peverel. Positioned in the quiet hamlet of Nounsley, the location offers privacy and space, surrounded by countryside yet just minutes from everyday amenities, excellent schools, and transport links.

Each home is thoughtfully designed with classic architecture, generous proportions, and a high-quality finish throughout. Interiors feature Neptune kitchens, considered layouts and subtle design details that feel purposeful. Outside, landscaped gardens with uninterrupted views and a private woodland frontage bring a sense of space and calm.





explore the layout

With only six homes available, Ulting Meadows presents a limited opportunity to buy in a discreet and desirable setting. Built for lasting comfort and style, these homes offer something genuinely different in a quiet, well-connected part of Essex.

discover the homes



1

Plot 1
4/5 bedroom
3,471 sq ft

2

Plot 2
4/5 bedroom
3,729 sq ft

3

Plot 3
4/5 bedroom
3,490 sq ft

4

Plot 4
4/5 bedroom
3,730 sq ft

5

Plot 5
4/5 bedroom
3,397 sq ft

6

Plot 6
4/5 bedroom
3,246 sq ft



private woodland frontage

quiet tree-lined street

solar panels

secure gated access

double garages + driveways

spacious gardens + open fields outlook

PLOT ONE

Spacious home with a private setting and sunny garden



A traditionally styled home set on a generous plot. Inside, you'll find a formal living room, study, and spacious kitchen/family area. Upstairs are 4/5 well-proportioned bedrooms, with both the master and second bedroom featuring dressing rooms and en-suites, plus an en-suite to bedroom three. Finished with large windows, timeless brickwork and subtle modern detailing.


4/5 bedrooms

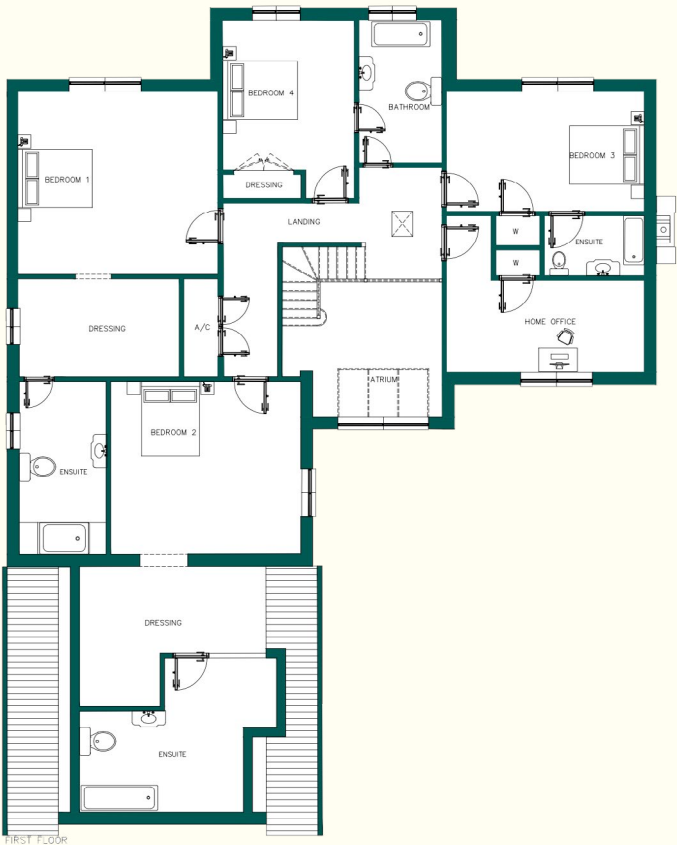
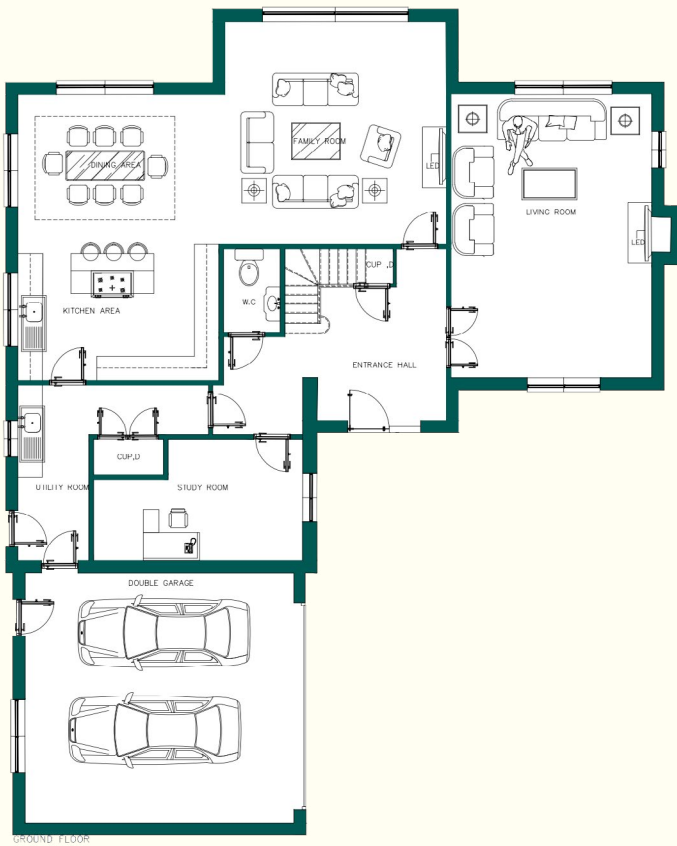

5 bathrooms


3,741 sq ft


Garden 404 sqm

Measurements

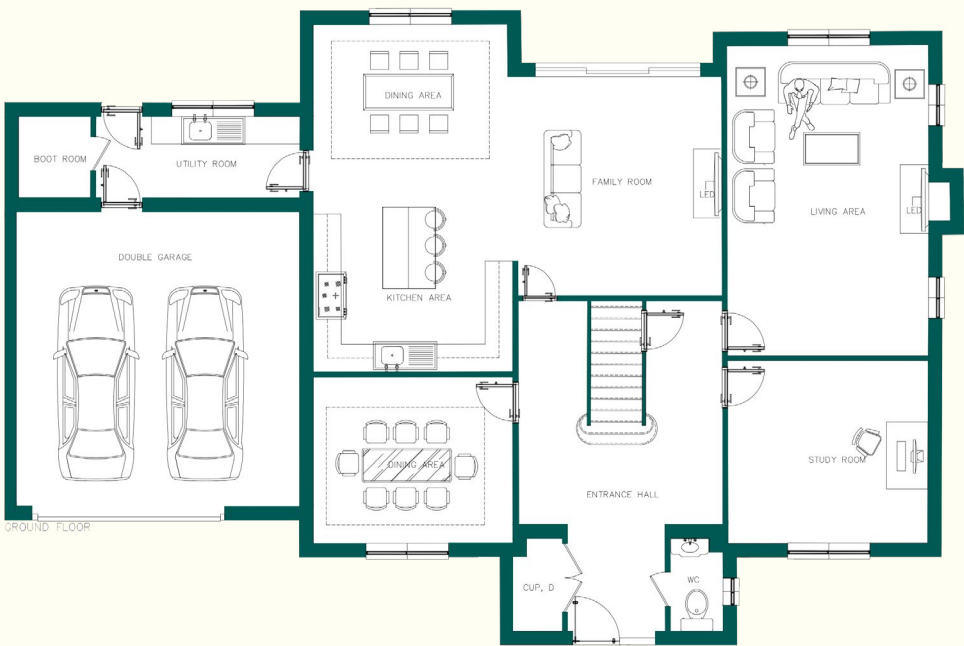
Entrance	5.52m x 4.29m	Bed 1	5.07m x 4.66m	En-suite 3	2.54m x 1.53m
Kitchen	5.02m x 3.40m	En-suite 1	2.19m x 3.58m	Bed 4	3.33m x 4.52m
Dining	5.17m x 3.80m	Dressing 1	4.11m x 2.48m	Office	5.07m x 2.34m
Family	5.53m x 5.59m	Bed 2	4.82m x 4.39m	Bathroom	2.10m x 3.64m
Utility	4.38m x 1.79m	En-suite 2	4.15m x 2.56m		
Living	5.02m x 7.11m	Dressing 2	4.15m x 3.55m		
Study	5.23m x 3.02m	Bed 3	5.07m x 3.04m		



Computer-generated images are for illustrative purposes only. External materials, finishes, landscaping, and internal layouts may vary. The floorplan layout is for illustrative purposes only. For kitchen and bathroom layouts, please refer to the specific plans for each plot. Room sizes, layouts, and elevations are based on architectural drawings and may be adjusted during construction. All dimensions are approximate.

PLOT TWO

Spacious home with a private setting and sunny garden



A 4/5 bedroom home with classic detailing, large open windows, and an impressive layout that flows from room to room. The expansive kitchen/family room connects seamlessly to the garden, while the separate lounge, dining room, and study add versatility. Set on a wide plot with a double garage and private driveway.


4/5 bedrooms


5 bathrooms


3,729 sq ft


Garden 463 sqm

Measurements

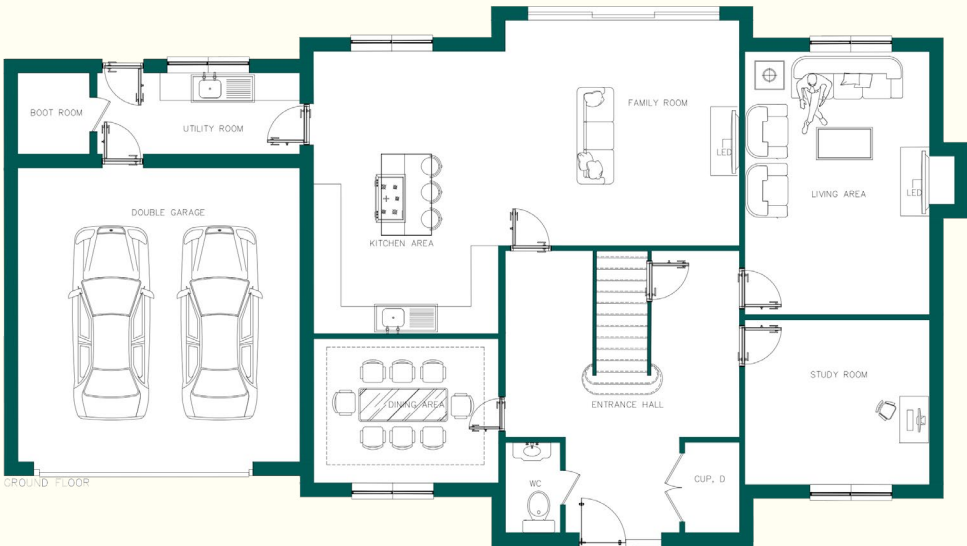
Entrance	4.95m x 7.36m	Bed 1	4.41m x 4.53m	En-suite 3	1.98m x 2.75m
Kitchen	4.41m x 7.69m	En-suite 1	4.62m x 1.94m	Bed 4	4.41m x 3.03m
Dining	4.41m x 3.68m	Dressing 1	4.11m x 2.68m	Office	4.51m x 3.30m
Family	4.51m x 4.86m	Bed 2	4.41m x 4.06m	Bathroom	2.33m x 2.59m
Utility	4.52m x 1.79m	En-suite 2	3.72m x 2.11m	Boot Room	1.60m x 1.79m
Living	4.41m x 6.85m	Dressing 2	2.36m x 2.11m		
Study	4.41m x 4.43m	Bed 3	4.41m x 4.03m		



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PLOT THREE

Spacious home with a private setting and sunny garden



This 4/5 bedroom home is set apart by its impressive double-height atrium – a dramatic feature that brings light into the heart of the house. Thoughtfully arranged across a generous plot, the home includes three reception spaces, 4/5 bedrooms and extensive dressing and en suite space to the master and second bedroom.


4/5 bedrooms


5 bathrooms


3,490 sq ft


Garden 489 sqm

Measurements

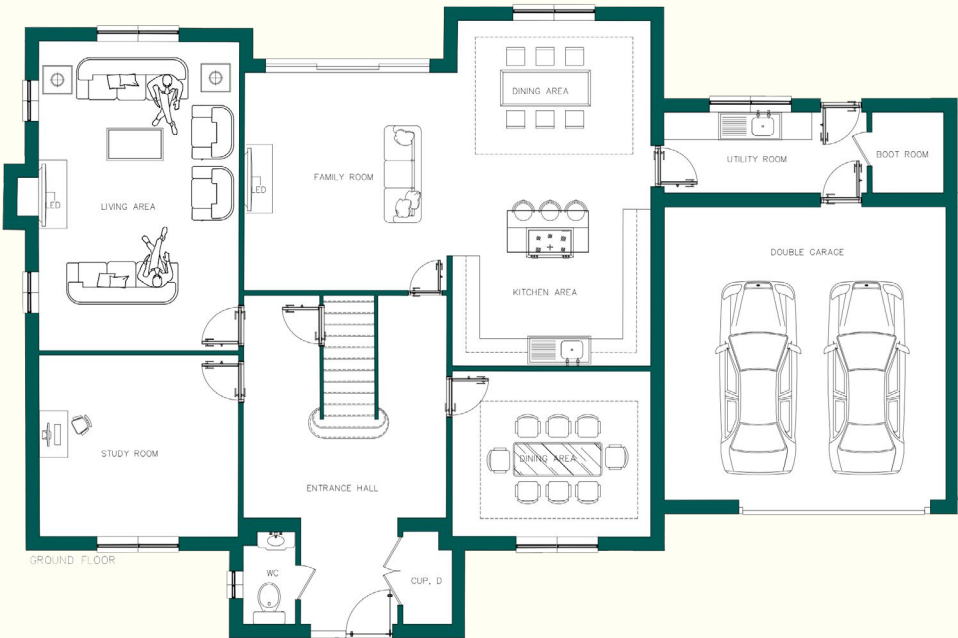
Entrance	5.18m x 4.12m	Bed 1	4.12m x 3.82m	En-suite 3	1.86m x 3.20m
Kitchen	4.27m x 6.28m	En-suite 1	4.62m x 1.94m	Bed 4	4.12m x 2.73m
Dining	4.12m x 3.20m	Dressing 1	5.30m x 2.03m	Office	3.23m x 3.20m
Family	5.19m x 5.00m	Bed 2	4.12m x 3.53m	Bathroom	4.12m x 1.76m
Utility	4.52m x 1.79m	En-suite 2	3.77m x 2.11m	Boot Room	1.60m x 1.79m
Living	4.12m x 5.83m	Dressing 2	2.36m x 2.11m		
Study	4.12m x 3.65m	Bed 3	4.12m x 4.07m		



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PLOT FOUR

Spacious home with a private setting and sunny garden



A beautifully balanced 4/5 bedroom home with traditional elevations and a striking gable-fronted design. Inside, the layout includes a separate study, dining rooma and lounge, and open-plan kitchen/family room with large rear windows and patio doors. Positioned on a substantial plot with a double garage and ample outdoor space.


4/5 bedrooms


5 bathrooms


3,730 sq ft


Garden 486 sqm

Measurements

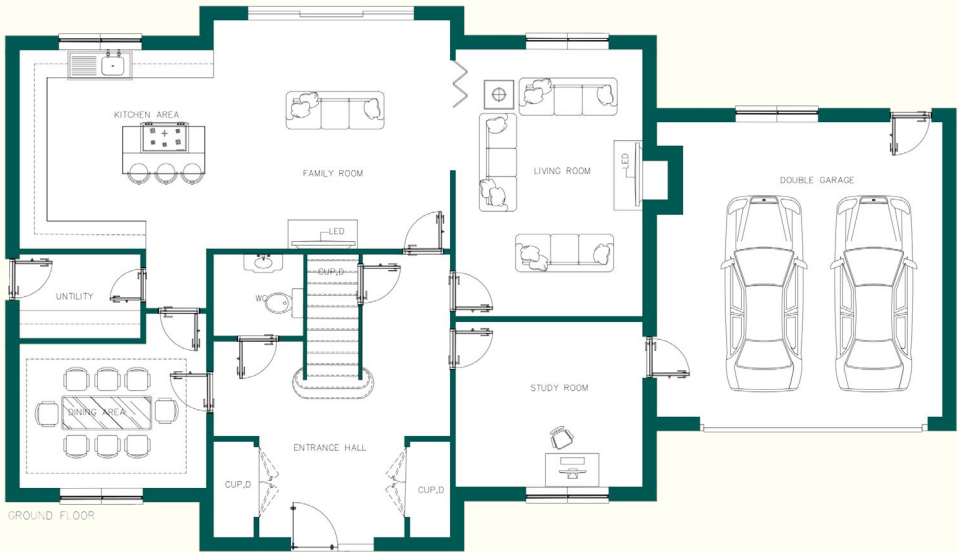
Entrance	4.51m x 4.95m	Bed 1	4.41m x 4.53m	En-suite 3	1.98m x 2.75m
Kitchen	4.41m x 7.69m	En-suite 1	4.62m x 1.94m	Bed 4	4.41m x 3.03m
Dining	4.41m x 3.68m	Dressing 1	3.02m x 2.68m	Office	4.51m x 3.30m
Family	4.51m x 4.68m	Bed 2	4.41m x 4.06m	Bathroom	2.33m x 2.59m
Utility	4.38m x 1.79m	En-suite 2	3.77m x 2.11m		
Living	5.02m x 7.11m	Dressing 2	2.36m x 2.11m		
Study	5.23m x 3.02m	Bed 3	4.41m x 4.03m		



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PLOT FIVE

Spacious home with a private setting and sunny garden



An exceptional 4/5 bedroom home with a feature atrium adding a sense of space and light to the central hallway and landing. The classic exterior design is complemented by a spacious internal layout and large garden, with generous room sizes and premium finishes throughout.



4/5 bedrooms



4 bathrooms



3,397 sq ft



Garden 484 sqm

Measurements

Entrance	5.19m x 6.22m	Bed 1	4.12m x 4.95m	Bed 4	4.12m x 3.37m
Kitchen	4.27m x 4.35m	En-suite 1	3.43m x 2.87m	Office	5.19m x 3.15m
Dining	4.12m x 3.17m	Dressing 1	2.70m x 2.87m	Bathroom	4.12m x 2.20m
Family	5.19m x 5.01m	Bed 2	4.12m x 4.53m		
Utility	1.65m x 1.85m	En-suite 2	3.79m x 2.14m		
Living	4.12m x 5.86m	Dressing 2	2.34m x 2.14m		
Study	4.12m x 3.62m	Bed 3	4.12m x 3.80m		



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PLOT SIX

Spacious home with a private setting and sunny garden



Positioned at the edge of the development, Plot 6 features traditional red-brick detailing, large open windows, and a substantial layout. The 4/5-bedroom design includes flexible reception spaces, ideal for family life and entertaining. A generous garden and double garage complete this well-considered home.


4/5 bedrooms

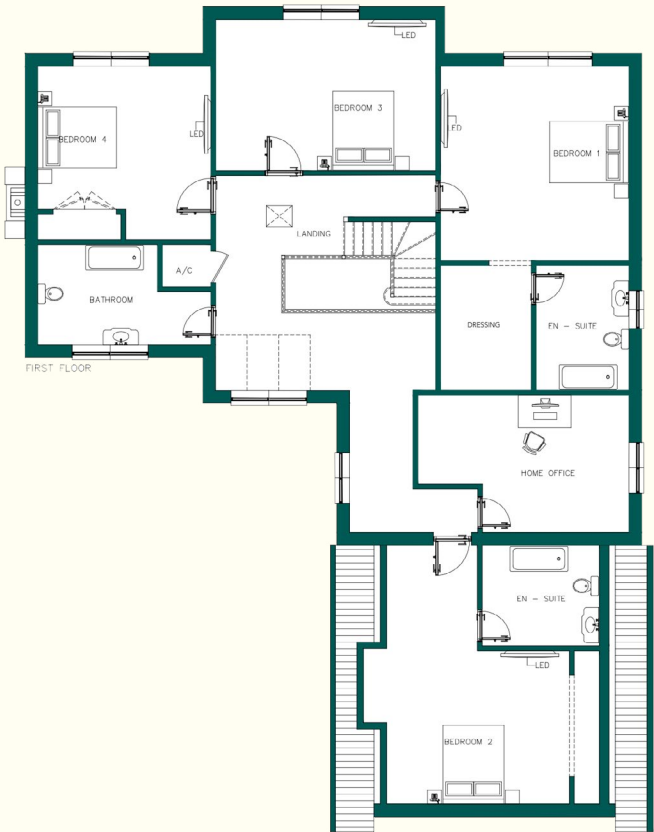
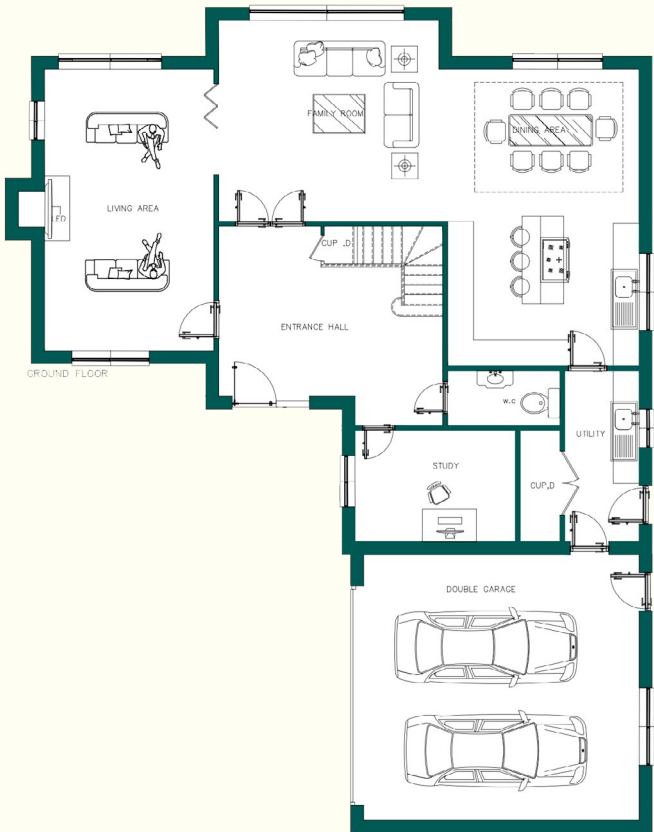

4 bathrooms


3,246 sq ft


Garden 385 sqm

Measurements

Entrance	5.27m x 4.01m	Bed 1	4.62m x 4.62m	Bed 4	4.17m x 4.15m
Kitchen	4.51m x 3.40m	En-suite 1	2.22m x 2.99m	Office	5.06m x 3.29m
Family	5.21m x 4.74m	Dressing 1	2.18m x 3.00m	Bathroom	2.90m x 2.40m
Utility	1.74m x 4.04m	Bed 2	5.01m x 6.23m		
Living	4.12m x 6.66m	En-suite 2	2.83m x 2.40m		
Study	3.78m x 2.59m	Bed 3	5.21m x 3.62m		



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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, west-facing rear gardens, and a private drive leading to block-paved separate driveways with double garages.
- Uninterrupted far-reaching field views to the rear
- Private woodland frontage
- Semi-rural, tree-lined street setting
- Electric garage doors
- Fitted solar panels for energy efficiency

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.



the local area

Ulting Meadows sits quietly on Ulting Road in the small village of Nounsley, just outside Hatfield Peverel. Surrounded by open countryside, it's a peaceful spot with easy access to *everything* you need.

The setting feels rural and tucked away, with quiet lanes, vast open fields, and river walks nearby, but it's well-connected in every direction. Hatfield Peverel station is around five minutes by car, offering direct trains into London Liverpool Street, while the A12 is also easily reached, linking to Chelmsford, Colchester and beyond. Beaulieu Park Station, set to open in 2026, will offer even more rail connections nearby, just a 10-minute drive from Ulting Meadows.

The surrounding area is dotted with places to eat, shop and explore. New Hall Vineyard — one of England's oldest wine estates — is right on the doorstep, and popular pubs like Blue Strawberry Bistro and The Secret Garden tearoom offer relaxed local favourites. For more variety, both Chelmsford and Maldon are within 20 minutes, with everything from Bond Street shopping and restaurants to canal-side walks and independent boutiques.

For families, the location opens the door to some of the region's most prestigious grammar schools. These include New Hall School, one of the top performing schools in the UK – as well as King Edward VI Grammar School and Chelmsford County High School for Girls. Colchester Royal Grammar School and Colchester County High School are also within reach and regularly rank among the best-performing in the country.

It's a quiet, considered part of Essex that has long been popular with those seeking space, privacy, and a better pace, without losing the convenience of nearby connections.



what's nearby?

Hatfield Peverel – 3 mins

Just minutes from Ulting Meadows, Hatfield Peverel offers essential amenities such as a Co-op, doctors', pharmacy, pubs, and takeaways.

Chelmsford – 10 mins

Chelmsford is Essex's first city, offering a lively mix of shopping, dining, and culture. Bond Street brings together high-end retailers, cafés, and restaurants, while the city also features an Everyman Cinema, riverside walks, and regular events at Hylands Estate. RHS Garden Hyde Hall and New Hall Vineyard are just outside the centre, offering scenic escapes and local produce close to home. Waitrose and another M&S Foodhall can be found in Chelmsford and Witham for more upscale grocery options.

Maldon – 15 mins

A picturesque coastal town with a rich maritime history and a beautiful quayside. Visit Promenade Park for family-friendly fun — it includes a splash park, large playground, and riverfront paths ideal for walking . Adults can enjoy the boutique shops and cafés dotted along the high street or take a boat trip along the Blackwater estuary. It's also home to the renowned Maldon Salt Company.

Danbury – 20 mins

Perfect for a day out in nature, Danbury Common and Country Park offer woodland trails, lakes, cycling, and a stylish tea room. Nearby, Danbury Outdoors provides adventure-based activities for children and families.



Location + Connectivity

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.



By Road

Chelmsford	9.5 miles
Colchester	20 miles
Braintree	15 miles
Epping	25 miles
London	35 miles
Central London	45 miles

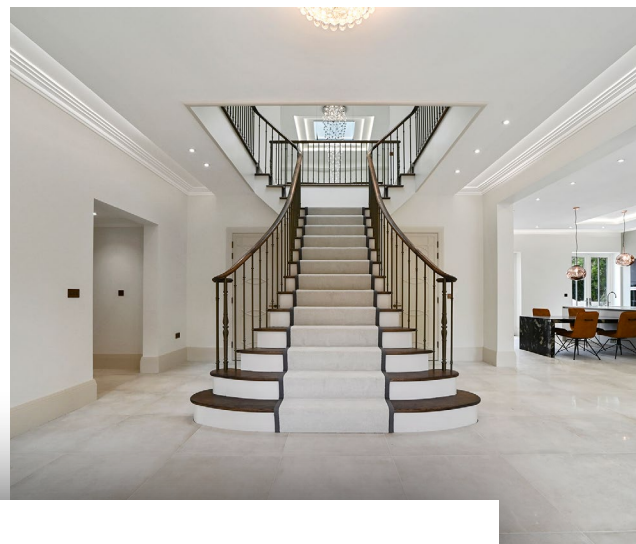
Rail Connections

Hatfield Peverel Station	(2.1 miles from Ulting Meadows)
Beaulieu Park Station	(6.5 miles from Ulting Meadows)
London Stratford	35 mins
London Liverpool Street	40 mins

Airports

Stansted Airport	40 mins
London Heathrow	1 hr 15 mins
London Gatwick	1 hr 20 mins





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

a place to call home

A thoughtfully crafted setting, where every detail, from the quiet, tree-lined approach to the balance of space inside and out, has been designed with longevity in mind.

These are homes made to feel private, refined, and enduring. Somewhere you can settle, invest in quality, and enjoy a slower pace without compromising on access or design.

With strong connections, considered design, and a peaceful setting, Ulting Meadows is *a place to call home*.

Contact our selling agent:

Beresfords Est 1968
LAND & NEW HOMES
01245 447938

or visit us online at sevendev.com



sevendevolutions.co.uk