Flagship Homes

BARLEYFIELDS

• WEELEY •

A development built by Rose Builders. Flagship Homes are offering a range of two and three-bedroom shared ownership homes for sale.

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Welcome to Barleyfields

Flagship Homes is proud to present Barleyfields, a collection of well-designed shared ownership homes in the charming Essex village of Weeley. Offering an affordable route to homeownership, these homes are ideal for first-time buyers, growing families and those looking to enjoy village life close to the coast.

Set within a welcoming community, Barleyfields enjoys easy access to local amenities, including a bakery, post office and primary school, while the beautiful Essex coastline is just a short drive away. Nature lovers can also explore nearby Weeley Hall Wood and the surrounding countryside.

Combining modern living with a peaceful village setting, Barleyfields offers the perfect balance of countryside charm, coastal convenience and everyday practicality.

Feel connected

Barleyfields enjoys a desirable location in the village of Weeley, offering the perfect balance of countryside charm and coastal convenience. With everyday amenities close by, easy access to nearby seaside towns, and excellent rail links to Colchester and London, residents can enjoy a relaxed lifestyle while staying well connected to the wider region.

Local surroundings

Weeley Village Hall	1 mile
Weeleyhall Wood	2 miles
Fritton-On-Sea Beach	7 miles
Walton-On-The-Naze	7 miles
Hamford Water Nature Reserve	8 miles

Local amenities

Budgens	0.5 miles
Weeley Post Office	0.7 miles
Local Bakery	0.7 miles
St. Andrews Primary School	1.5 miles
Lidl	5 miles

Road connections

Clacton-On-Sea	6 miles
Fritton-On-Sea	7 miles
Colchester	16 miles
Ipswich	20 miles
Sudbury	28 miles

Rail connections*

Great Bentley	3 minutes
Thorpe-le-Soken	15 minutes
Frinton-on-Sea	22 minutes
Colchester Town	23 minutes
Walton-on-the-Naze	23 minutes

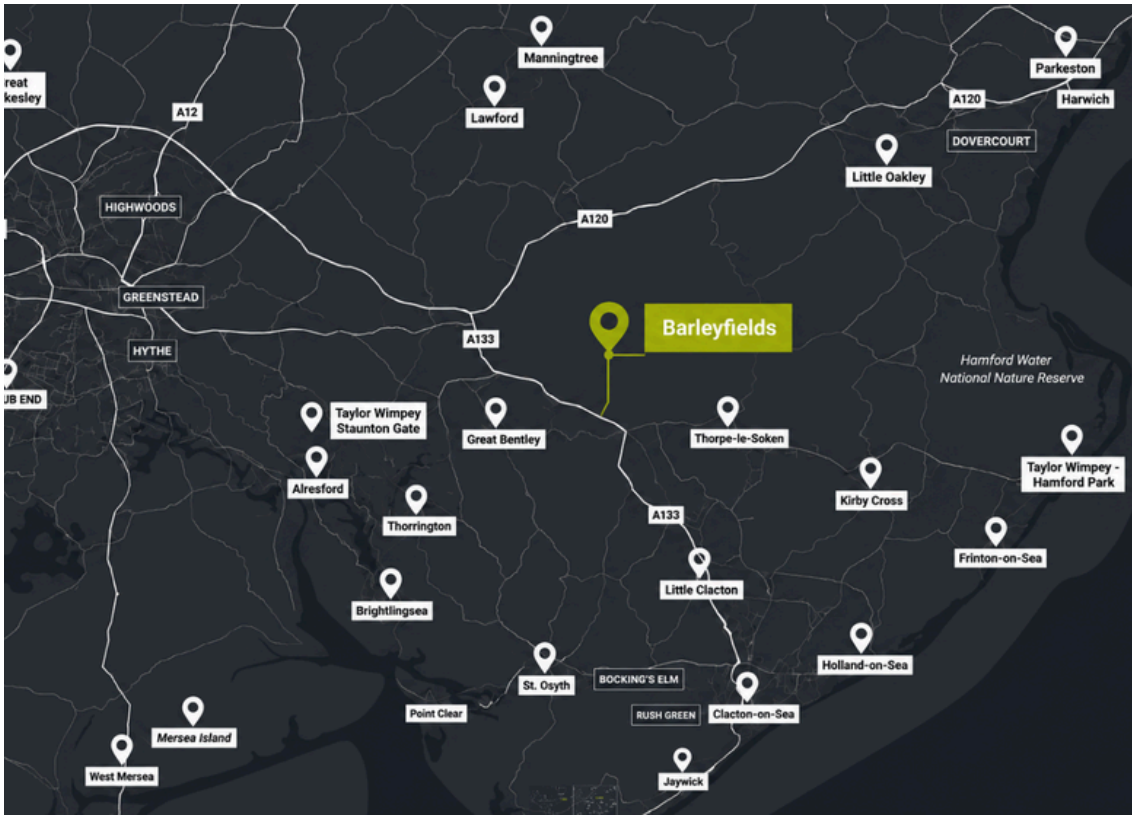
Broadband: up to 1800 Mbps*

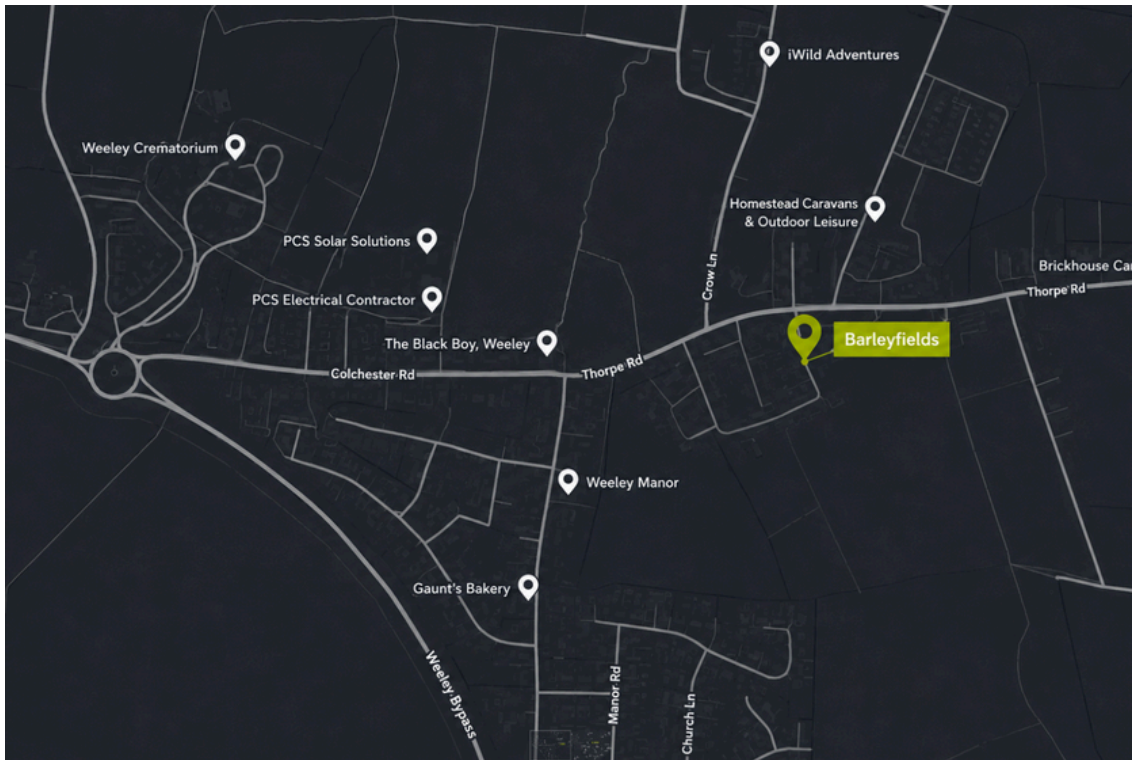
Mobile signal:

Vodafone: 76% EE: 82% O2: 72% Three: 76%

Barleyfields Drive, Weeley, Clacton-On-Sea, Essex, CO16 9DQ

*All train times are based off leaving Weeley train station (1-mile from Barleyfields) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no repsonsibility for the accuracy of these figures.







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2 bedroom
Plots 11, 12, 13, 14, 15, 68, 69, 70, 71, 72, 75, 202, 203, 208 & 209

3 bedroom
Plots 42, 43, 44, 45, 54, 55, 67, 76, 110 & 151

Flagship rented homes

what3words location

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Specification

Kitchen

- Kitchen units in 'Dove Grey'
- Premium laminate worktops and upstand in 'Grey Bardolino Oak'
- Amtico flooring in 'Smokehouse Oak'
- Glass splashback behind the hob
- Downlighting to ceiling with under-wall mounted cupboard lighting
- Integrated fridge-freezer, dishwasher and washing machine
- Oven, hob, and extractor fan fitted

Bathroom

- Contemporary white sanitaryware
- Heated towel rail
- Ceramic tiling to the walls in 'Light Grey'
- Amtico flooring in 'Heron Oak'

Electrical

- EV charging point
- TV points in living rooms & bedrooms
- Low energy PIR external lighting to the front and rear
- Mains connected smoke and heat detectors

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in white gloss

General

- NHBC 10-year warranty (from build completion date)
- Air source heat pump heating system
- Turf to rear garden
- Fitted wardrobe to main bedroom
- Carpets in 'Manhattan Taupe' to stairs, landing & bedrooms

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.











All photos of a previous Flagship home, these properties at Barleyfields are currently in-build



Two-bedroom semi-detached house

Plots 12, 13, 14, 15

GROUND FLOOR

Kitchen/living/dining room: 8.17m x 4.83m | 26'10" x 15'10"

FIRST FLOOR

Bedroom 1: 4.83m x 3.14m | 15'10" x 10'4"

Bedroom 2: 4.83m x 2.65m | 15'10" x 8'8"



GROUND FLOOR FIRST FLOOR

850 sqft. / 78.92 sqm.

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary within a tolerance of =/- 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture.
CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



Two-bedroom detached house

Plot 11

GROUND FLOOR

Kitchen/dining room: 4.34m x 3.16m | 14'3" x 10'4"

Living room: 4.34m x 3.60m | 14'3" x 11'10"

FIRST FLOOR

Bedroom 1: 4.34m x 3.16m | 14'3" x 10'4"

Bedroom 2: 4.34m x 3.36m | 14'3" x 11'0"



GROUND FLOOR FIRST FLOOR

870 sqft. / 81 sqm.

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Three-bedroom semi-detached house

Plot 42*, 43, 44*, 45, 54*, 55

*Plots are mirrored compared to the shown floorplan

GROUND FLOOR

Living/dining room: 5.70m x 5.24m | 18'8" x 17'2"

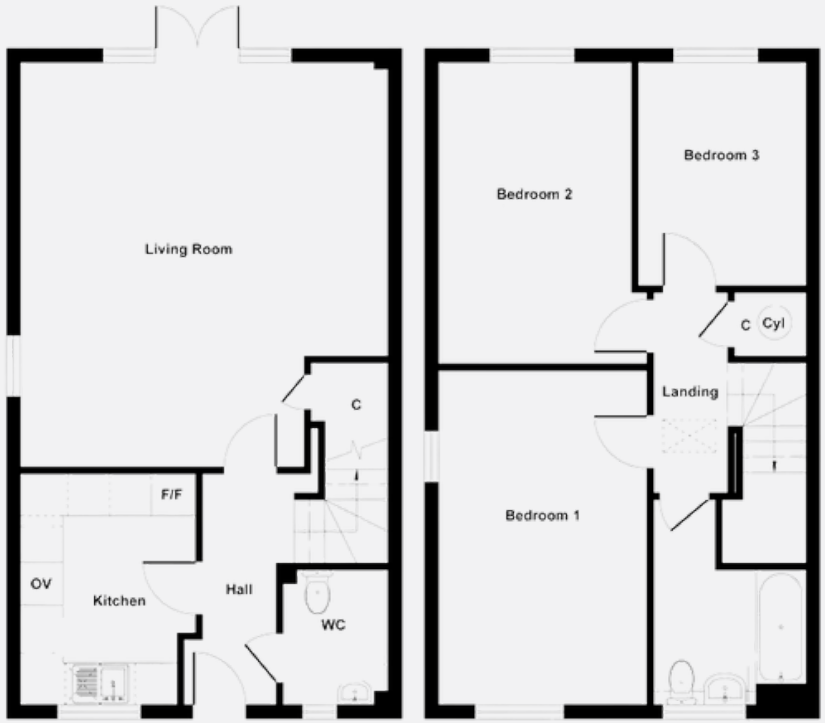
Kitchen: 3.29m x 2.23m | 10'10" x 7'4"

FIRST FLOOR

Bedroom 1: 4.70m x 2.97m | 15'5" x 9'9"

Bedroom 2: 4.29m x 2.75m | 14'1" x 9'0"

Bedroom 3: 3.18m x 2.42m | 10'5" x 7'11"



GROUND FLOOR FIRST FLOOR

1009 sqft. / 93.8 sqm.

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Shared ownership explained

What is shared ownership?

Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisors will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?

For this development, you can initially purchase between 25% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our shared ownership guide via the link below, along with our first come first serve policy document.

Shared ownership guide
First come first serve policy

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