



THE OLD  
NURSERY  
CLARE • SUFFOLK





Welcome to  
*The Old Nursery*

A collection of 3 bedroom bungalows and 2, 3  
and 4 bedroom houses in Clare, Suffolk.

Set on the site of a former flower nursery, this charming development draws inspiration from its horticultural heritage. With a garden-led character and leafy surroundings, The Old Nursery creates a tranquil setting for a collection of thoughtfully designed new homes.

## Life in *Suffolk's smallest town*

Tucked away in the rolling Suffolk countryside, the historic market town of Clare offers far more than medieval buildings and postcard-perfect views. From riverside strolls and castle ruins to cosy cafés, antique hunting and the monthly market, Clare is a charming place to call home.

Ideally positioned between Haverhill and Sudbury, the town combines the tranquillity of countryside living with convenient access to larger towns and cities.



### Shopping & amenities

Clare boasts independent shops, antiques and convenience stores – including a Co-op and Londis. The Pear in Clare is a local favourite with organic vegetables, free-range eggs, pantry staples and more. Sisterlane is ideal for gifting, plus Harris & Harris Books is a real gem. For larger shops, the nearest supermarket is Tesco in Haverhill, just a 16-minute drive away.



### Food & drink

From artisan bakery Smalltown, perfect for a morning coffee and cinnamon bun, to The Mughal Knight for a curry, Clare has a selection of food and drink options on your doorstep. Slightly further afield, Bury St Edmunds is widely regarded as Suffolk's foodie capital, with more than 80 eateries ranging from cosy pubs to Michelin-recommended restaurants.

### Sport & leisure

The surrounding countryside provides a wealth of scenic walking and cycling routes, including the popular Clare to Cavendish trail. You can also take part in Clare's weekly Parkrun around the Country Park or enjoy a round at Clare Park Lake Golf Course. For additional leisure facilities, Haverhill and Sudbury both offer a selection of gyms and sports centres.

### Education

Families are well served by local schooling within Clare itself. Clare Bears Pre-School, Clare Community Primary School and Stour Valley Community School are all rated 'Good' by Ofsted and deliver convenient education through to the age of 16. Beyond this, a range of sixth forms and colleges can be found throughout the surrounding area.

- 1 Clare Castle Country Park
- 2 Clare Park Lake Golf Course
- 3 The Pear
- 4 The Mughal Knight
- 5 The Swan Inn
- 6 Clare Bears Pre-School
- 7 Clare Community Primary School
- 8 Stour Valley Community School



**Within easy reach...**

Haverhill .....	8 miles
Long Melford .....	8 miles
Sudbury .....	10 miles
Bury St Edmunds .....	15 miles
Saffron Walden .....	18 miles
Cambridge .....	25 miles

*Site Plan*

**3 Bedroom Bungalows**

- **The Poppy**  
Plot 9
- **The Camelia**  
Plots 10 & 12
- **The Wisteria**  
Plots 8 & 11

**2 Bedroom Houses**

- **The Bluebell**  
Plots 18 & 19

**3 Bedroom Houses**

- **The Iris**  
Plots 1 & 2
- **The Primrose**  
Plot 17

**4 Bedroom Houses**

- **The Foxglove**  
Plots 13 & 14
- **The Dahlia**  
Plot 20
- **The Lavender**  
Plots 15 & 16



- **Affordable Houses**  
Plots 3, 4, 5, 6 & 7



Plot 10 - Computer Generated Image

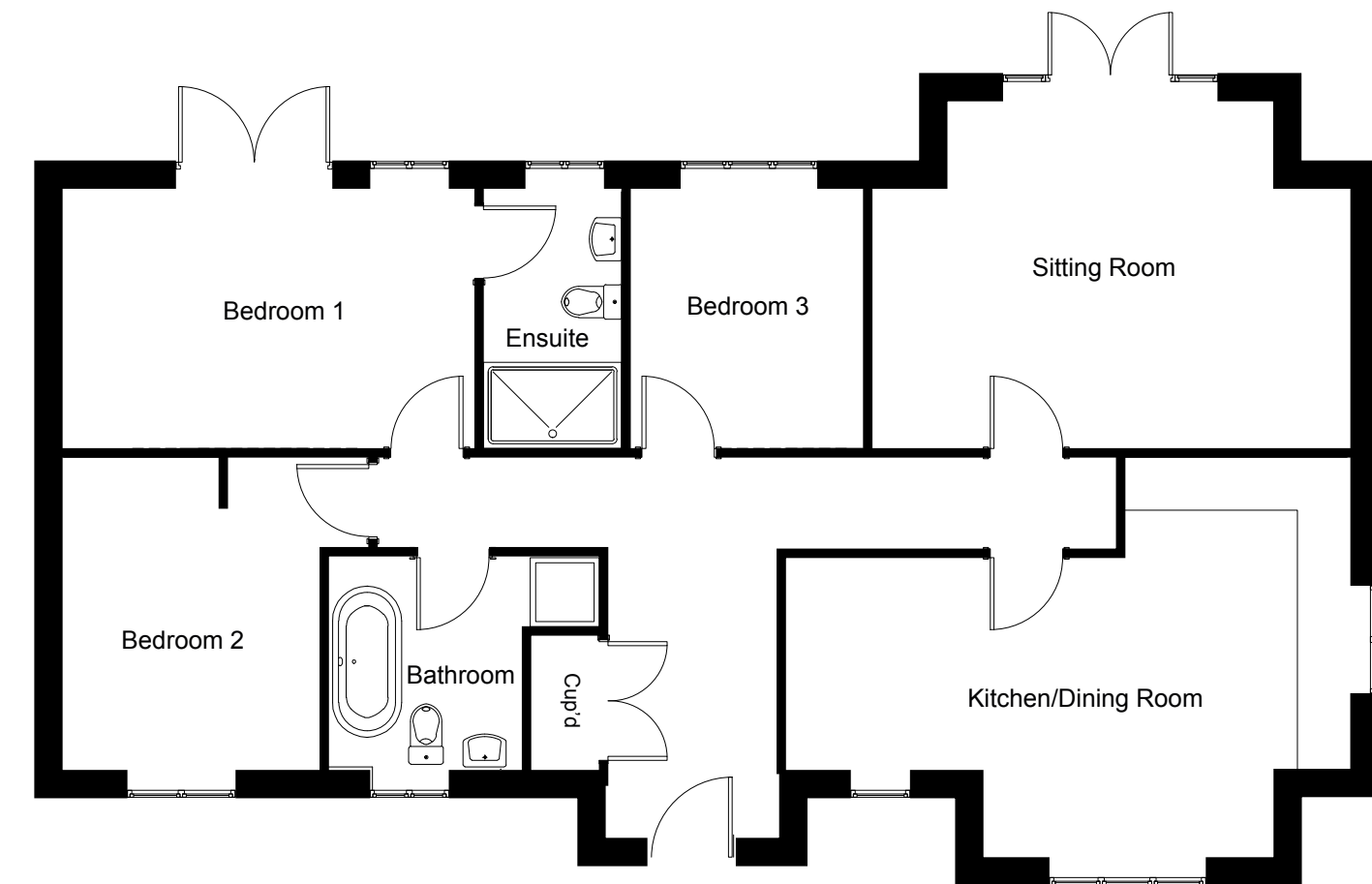
## The Poppy

### Plot 9

#### Ground Floor

Kitchen/Dining Room	4.50m x 6.40m	Bedroom 2	3.50m x 3.50m
Sitting Room	3.90m x 5.40m	Bedroom 3	2.90m x 2.60m
Bedroom 1	2.90m x 4.00m	Bathroom	2.30m x 3.10m
Ensuite	2.90m x 1.60m		

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.





Plot 10 - Computer Generated Image

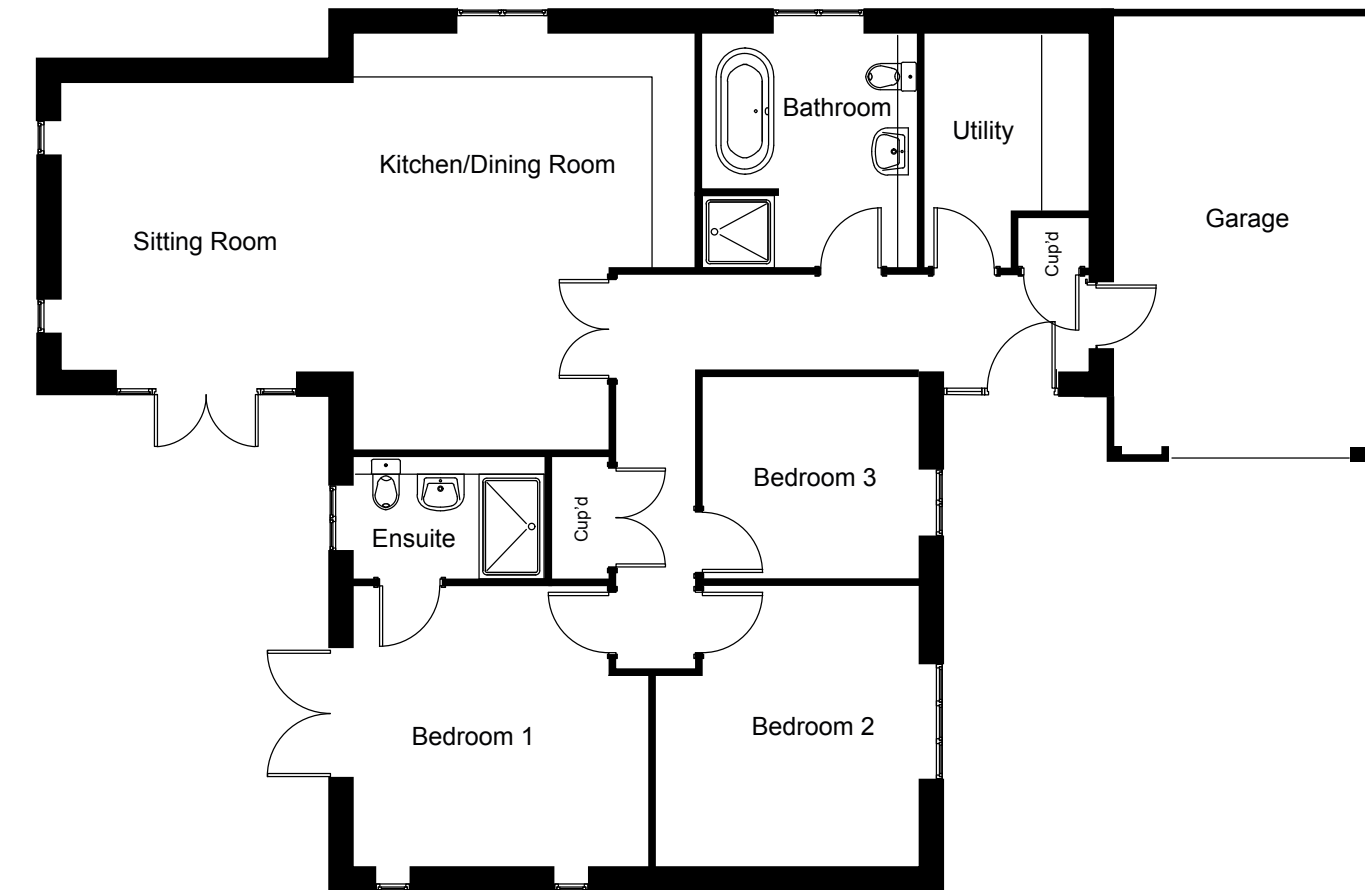
## The *Camelia*

Plots 10 & 12

### Ground Floor

Kitchen/Dining Room	5.45m x 4.65m	Ensuite	1.60m x 2.50m
Sitting Room	3.96m x 3.96m	Bedroom 2	3.70m x 2.80m
Utility	3.10m x 2.10m	Bedroom 3	2.60m x 2.80m
Bedroom 1	3.70m x 3.40m	Bathroom	3.10m x 2.80m

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.



# The Wisteria

Plots 8 & 11

## Ground Floor

Kitchen/Dining/Sitting Room	6.50m x 7.60m	Bedroom 2	3.30m x 3.10m
Bedroom 1	3.90m x 4.60m	Bedroom 3	3.30m x 2.70m
Ensuite	2.80m x 1.60m	Bathroom	3.20m x 2.50m

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.



# The Iris

Plots 1 & 2 (h)

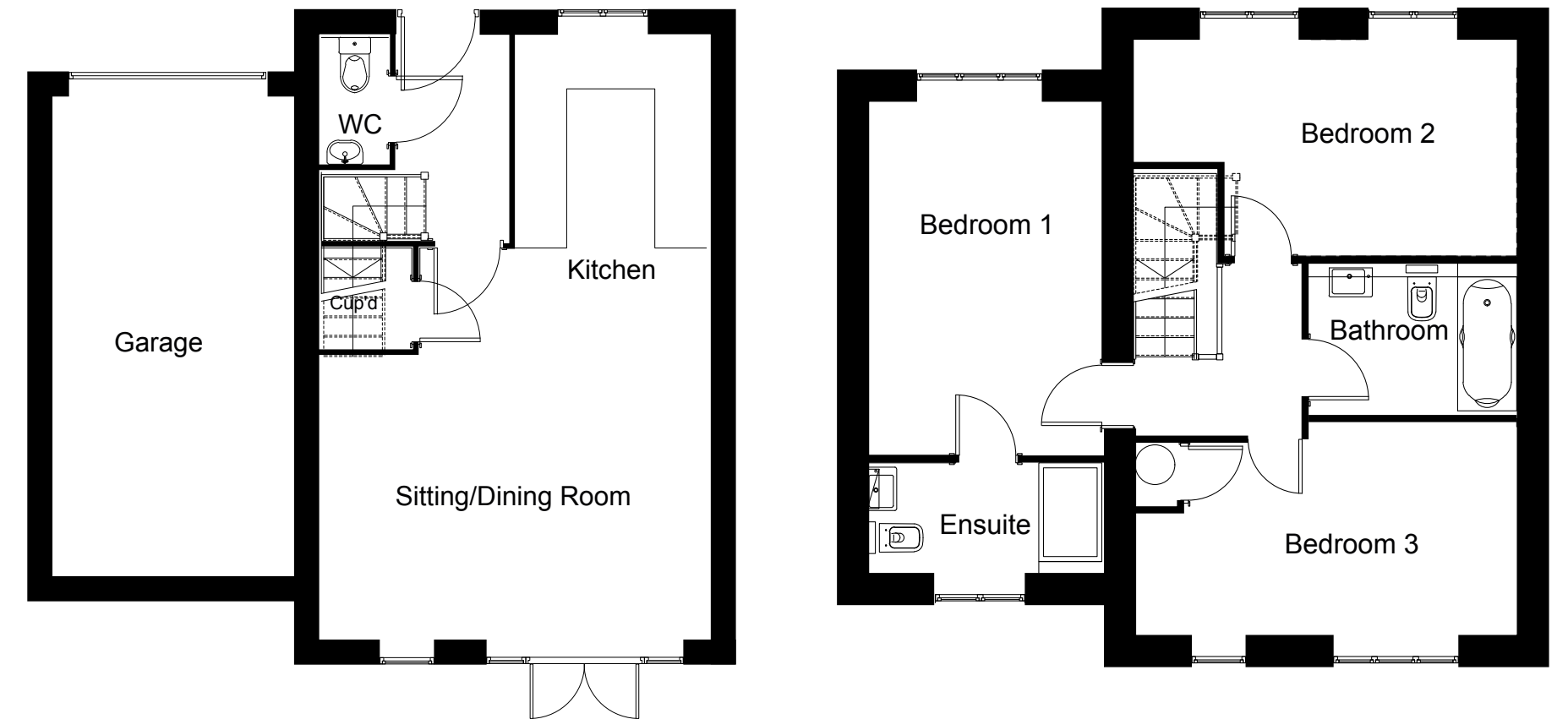
## Ground Floor

Kitchen	2.41m x 2.62m
Sitting/Dining Room	4.81m x 4.81m
WC	0.85m x 1.63m

## First Floor

Bedroom 1	2.95m x 4.46m
Ensuite	2.95m x 1.37m
Bedroom 2	4.80m x 2.68m
Bedroom 3	4.12m x 2.74m
Bathroom	2.68m x 1.85m

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.



# The Foxglove

Plots 13 & 14

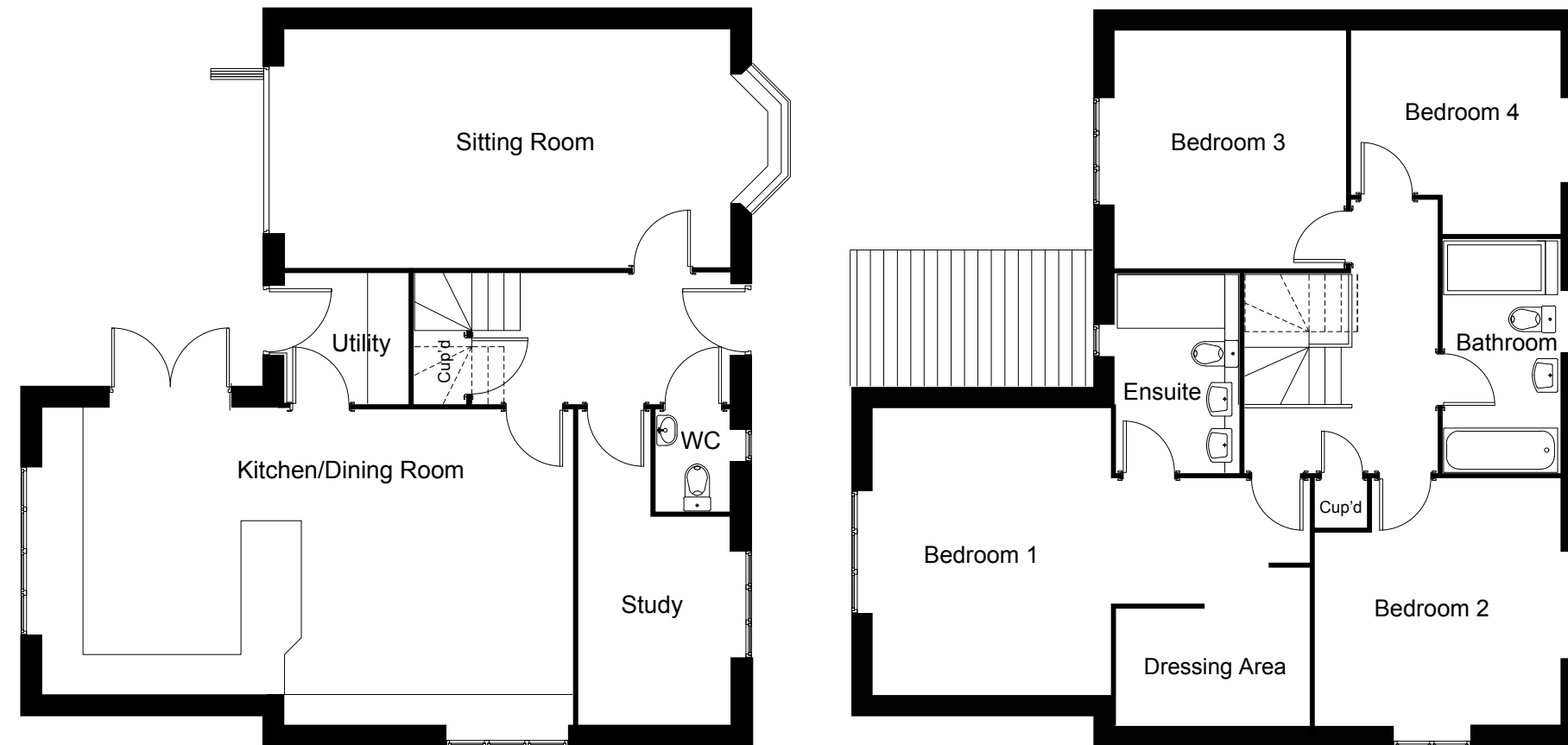
## Ground Floor

Kitchen/Dining Room	7.90m x 4.65m
Utility	1.76m x 1.88m
Sitting Room	6.59m x 3.47m
Study	2.23m x 4.65m
WC	1.06m x 1.47m

## First Floor

Bedroom 1	3.51m x 4.13m
Ensuite	1.80m x 2.83m
Dressing Area	2.83m x 3.57m
Bedroom 2	3.57m x 3.57m
Bedroom 3	3.40m x 3.45m
Bedroom 4	3.06m x 2.32m
Bathroom	1.64m x 3.40m

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.



Plot 20 - Computer Generated Image

# The Dahlia

## Plot 20

### Ground Floor

Kitchen/Dining Room	7.90m x 4.65m
Utility	1.76m x 1.88m
Sitting Room	6.59m x 3.47m
Study	2.23m x 4.65m
WC	1.06m x 1.47m

### First Floor

Bedroom 1	3.51m x 4.13m
Ensuite	1.80m x 2.83m
Dressing Area	2.83m x 3.57m
Bedroom 2	3.57m x 3.57m
Bedroom 3	3.40m x 3.45m
Bedroom 4	3.06m x 2.32m
Bathroom	1.64m x 3.40m

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.



Plot 20 - Computer Generated Image

# The Lavender

Plots 15 & 16

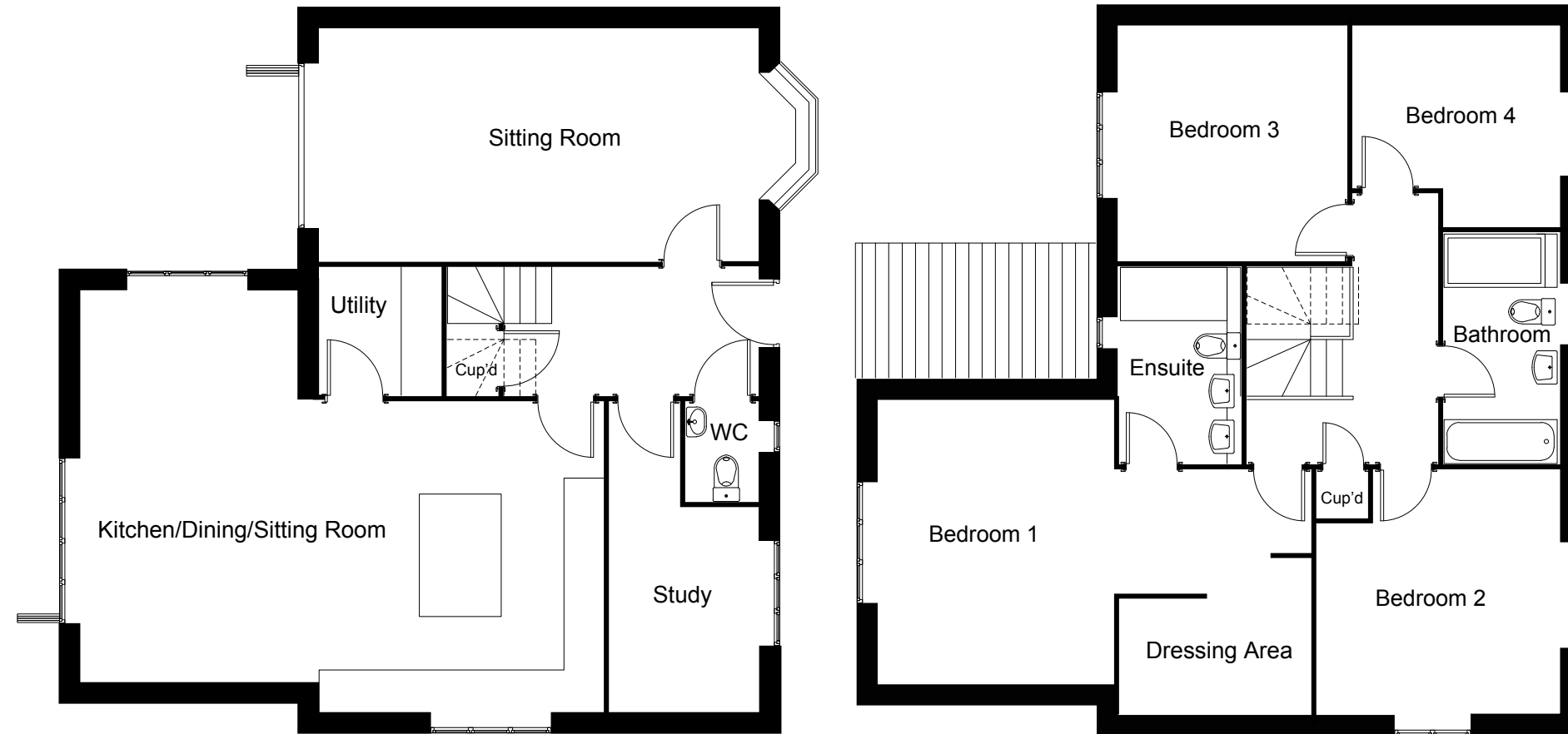
## Ground Floor

Kitchen/Dining/Sitting Room	7.90m x 6.23m
Utility	1.76m x 1.88m
Sitting Room	6.59m x 3.47m
Study	2.23m x 4.65m
WC	1.06m x 1.47m

## First Floor

Bedroom 1	3.51m x 4.13m
Ensuite	1.80m x 2.83m
Dressing Area	2.83m x 3.57m
Bedroom 2	3.57m x 3.57m
Bedroom 3	3.40m x 3.45m
Bedroom 4	3.06m x 2.32m
Bathroom	1.64m x 3.40m

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.



# The Primrose

Plot 17

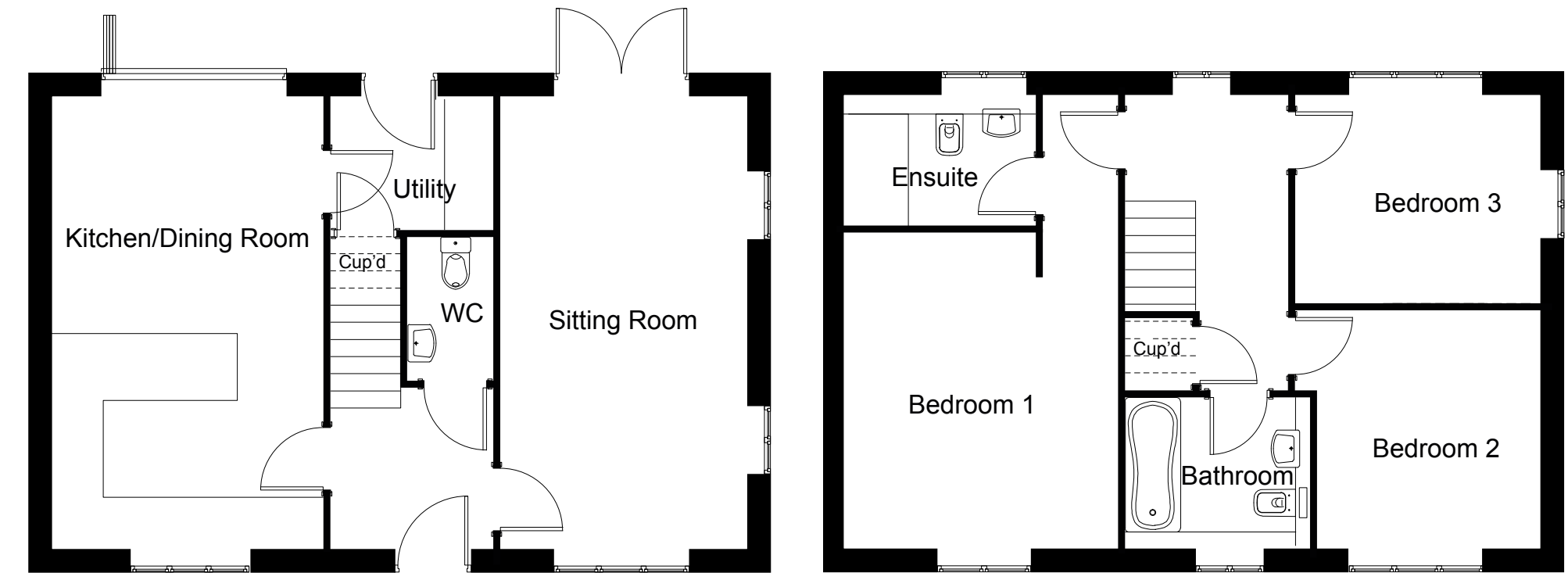
## Ground Floor

Kitchen/Dining Room	3.65m x 6.00m
Utility	2.14m x 1.73m
Sitting Room	3.23m x 6.00m
WC	1.14m x 1.87m

## First Floor

Bedroom 1	3.60m x 4.10m
Ensuite	2.40m x 1.70m
Bedroom 2	3.27m x 3.14m
Bedroom 3	3.27m x 2.74m
Bathroom	2.40m x 1.93m

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.





Plots 18 & 19 - Computer Generated Image

## The *Bluebell*

Plots 18 & 19 (h)

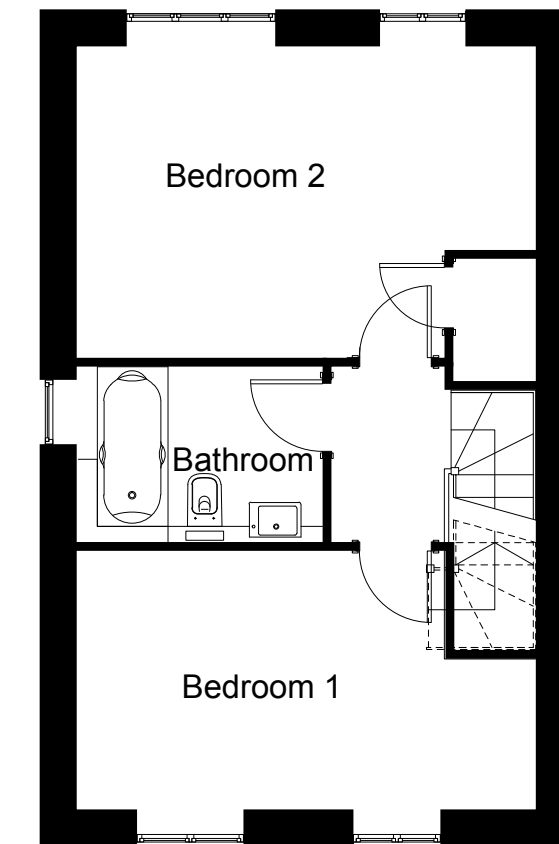
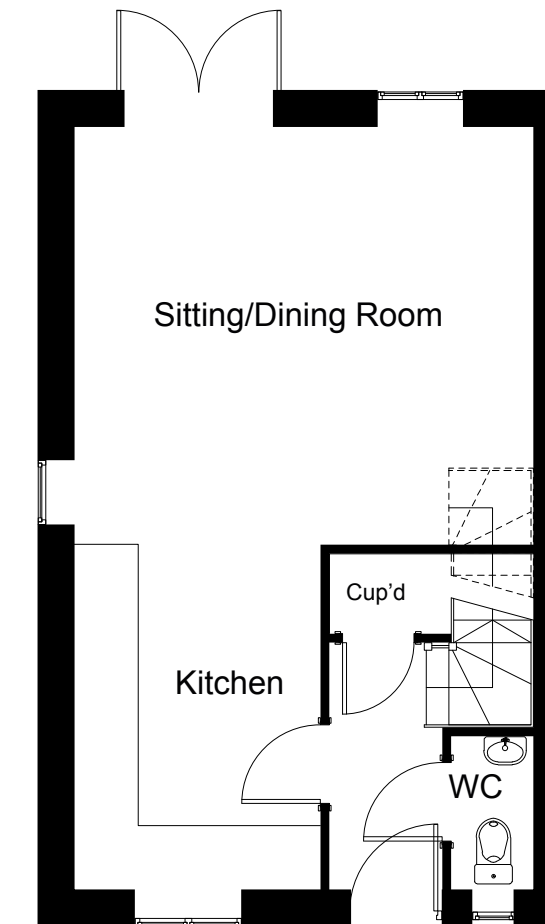
### Ground Floor

Kitchen	2.60m x 3.63m
Sitting/Dining Room	4.90m x 4.42m
WC	0.85m x 1.60m

### First Floor

Bedroom 1	4.83m x 2.80m
Bedroom 2	4.83m x 3.30m
Bathroom	2.61m x 1.93m

Dimensions have been taken from the widest parts of each room. Floorplans not to scale. Indicative bathroom/kitchen layout.





Plot 18 - Computer Generated Image



Internal images are indicative only

# Specification

## Kitchen

- Choice of kitchen finishes and upgrades to cabinetry, worktops, handles and appliances are available (dependent on stage of build)
- Shaker-style kitchen with soft-close drawers
- Tiled upstands
- Fully integrated washing machine and dishwasher
- Fully integrated fridge/freezer
- Fan assisted oven
- Induction hob with extractor above
- Laminate worktops
- Composite sink
- LED downlights
- Double glazed UPVC window to front
- White double sockets (some with USB)
- Under pelmet lighting
- Walls and ceilings painted white

## Bathroom / Ensuite

- Shower to ensuite (where relevant)
- Combined shower/bath in bathroom
- White sanitaryware with chrome fittings
- LED downlights
- Fully tiled bathroom with a choice of Porcelanosa tiles (dependent on stage of build)
- Extractor fan
- Concealed cistern with BTW toilet
- Vanity unit
- Ceilings painted white
- LED mirror

## Bedrooms

- Pendant light to centre of room
- Double glazed UPVC windows
- White electrical switches and sockets with USB
- Modern square white skirting and architrave
- Walls and ceilings painted white throughout

## Hall & Landing

- LED downlights
- Modern square white skirting and architrave
- White painted spindles and handrails on stairs
- Walls and ceilings painted white

## Living Room

- Pendant light to centre of room
- Double glazed UPVC windows and French doors
- White electrical switches and sockets
- Modern square white skirting and architrave
- Walls and ceilings painted white

## General

- Outdoor tap
- Outdoor double socket
- EV charging point
- Composite front door
- Wood effect internal doors
- Outside lights
- Air source heat pumps
- Underfloor heating downstairs and radiators upstairs
- Loft ladder integrated
- Power to garage
- Light to roof space
- Turf back gardens
- Patio to gardens
- Mix of natural slate and clay roof tiles
- Low-maintenance coloured K-Rend monocouche render

Further upgrades are available such as water softeners, choice of internal doors, handles and flooring. Most upgrades are possible during the early stage of the build and we like our buyers to have input and customise their home where possible.

Internal images are indicative only



## About *Freshwater Estates*



We are a small, family-run property development company based in and around the Suffolk area, with many years of experience in creating thoughtfully designed homes, we enjoy building properties that combine quality and character.

We believe buying a home should be an exciting and personal experience. That's why we offer our customers the opportunity to have as much or as little input as they wish; from selecting kitchens and bathroom tiles to guiding them through every step of the buying process.

We are delighted to bring this new development at the former nursery site in Clare to life, creating homes that are carefully built with both craftsmanship and community in mind.

Completion date anticipated Summer 2027.

There is a £1,000 reservation fee to secure a plot; this is refundable less any incurred solicitor's fees if you change your mind. Management company fee to be determined.

At Freshwater Estates, you'll deal directly with us throughout the process. We're always on hand to help as much or as little as you need. We understand that buying a home off-plan can feel like a leap of faith, so we're very happy to arrange meetings, answer any questions, and support you at every stage to make the process as clear and comfortable as possible.



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