



KINGS WEALD

BURGESS HILL

Croudace 
HOMES.CO.UK



A NEW COMMUNITY OF
2, 3, 4 & 5 BEDROOM HOMES



WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home, to enable you to bring that dream within your reach.

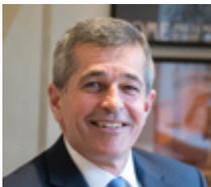
We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance. Our homes are designed both to reduce energy demands and minimise their impact on their surroundings.

Croudace recognise that the quality of the new homes we build is of vital importance to our customers. Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task.

We are proud of our excellent ratings in independent customer satisfaction surveys, which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



Russell Denness,
Group Chief Executive







OUR VISION

At King's Weald, we are creating a thriving new community that combines high quality new homes with protected open space, community facilities and beautifully curated shared areas.

With award winning home styles, carefully considered landscaping and communal areas, King's Weald has been designed to enhance the features of the existing landscape while honouring the heritage and cultural significance of the area.

At the heart of Kings Weald is the specially created Conservation Area, which brings together landscaped open spaces, ponds and more densely planted areas designed for local wildlife with fitness equipment and footpaths to create a relaxing environment to explore and enjoy. Indigenous plants will be added throughout the development and used in conjunction with mature retained trees to improve biodiversity and provide shaded areas for residents to enjoy in warm weather.

Other aspects include the introduction of a community centre and square, a local shop and a specially designed medical centre, with existing natural features such as ponds enhanced and incorporated into the new Conservation Area.

To create a green, verdant setting for the new homes at King's Weald, front gardens and apartment communal areas are clearly defined by railings or hedging, while thoughtful design of shared areas and garden boundaries help to develop the character of this new community.



Open Space and Sports Pitches CGI





Homes within Kings Weald will border a mixture of streets, some acting as links between phases, others as secondary, quieter residential streets, with green lanes and mews. Many homes will be mirrored, giving residents private, protected, rear gardens. Please see our phase specific brochures for more information regarding the home styles and plots available at King's Weald.



HERITAGE

King's Weald is located on a 19-hectare area once used by The Keymer Tile Works. Until development began the site encompassed kilns, buildings, a large clay pit, wooded banks and a number of ponds, all of which was essential to the manufacturing process.

Production at Keymer Tile Works can be traced back to 1740. The site once held considerable reserves of high quality clay and became renowned for their bright red bricks and tiles. The Works extracted clay from the northern and central areas of the site and produced terracotta bricks using moulds, with sand or dyes added for different surface treatments.

By 1883, Keymer Tile Works had expanded to comprise 13 large kilns, each with a capacity of 200,000 bricks. In 1978, the Works stopped producing bricks in favour of 'handmade' tiles, as seen within the Kings Weald logo. Following the depletion of usable clay, the decision was made for the land to be rejuvenated and developed after large proportions had sat neglected and disused for over 40 years.

The town of Burgess Hill was born from the parishes of Clayton and Keymer, Saxon settlements that were mentioned in the Domesday Book. There were several farms scattered across the area and a number of farmhouses still stand today. By 1880, the area had transformed from being relatively rural into a country town with a population of around 4,500.



The Carpenters shop, Keymer Tiles 1946



A large proportion of the Victorian houses built in the second half of the 19th century have also survived. With steady growth in residential areas mainly along existing roads, larger scale expansion took place once the population almost doubled to 14,000 between 1951 and 1961. Further redevelopment followed in 1990 with the creation of the indoor Market Place Shopping Centre, the Link Road (A2300 to the A23/M23 to the west) and the Triangle Leisure Centre.

Kings Weald is just north of the South Downs chalk ridge, with Ditchling Beacon, one of its highest points, under 4 miles away. There have also been fossil finds on the site, with the earliest find recorded in 1927, when Keymer Tile Works discovered and donated the vertebra of an Iguanodon to the Booth Museum of Natural History in Brighton. The Booth Museum holds many of the discoveries found around Burgess Hill such as Mesolithic flint tools, axes from the Bronze Age and Roman pottery.





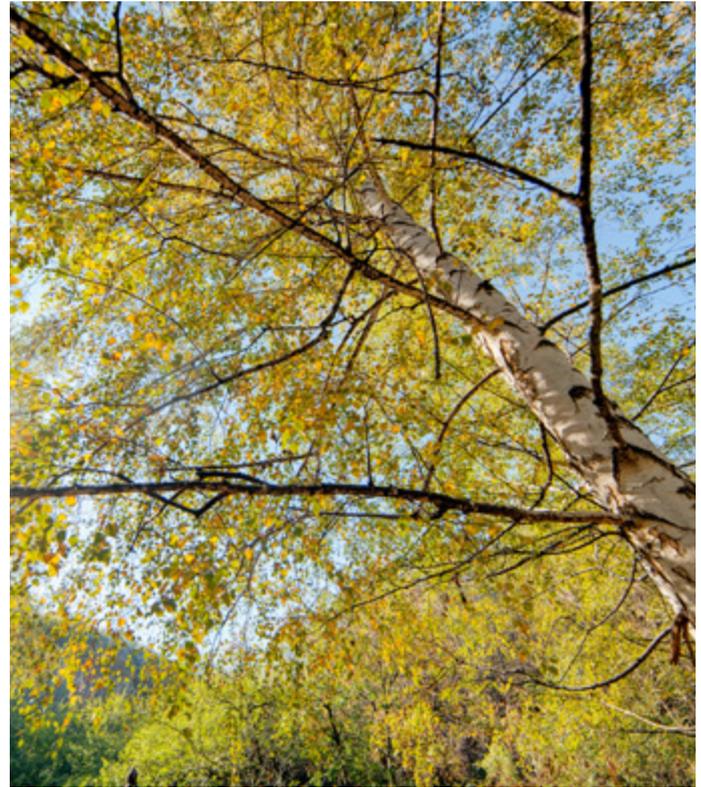
NATURE AT HEART

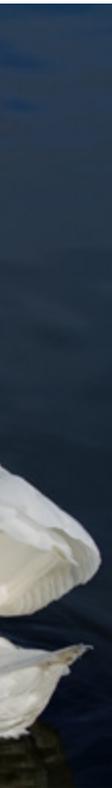
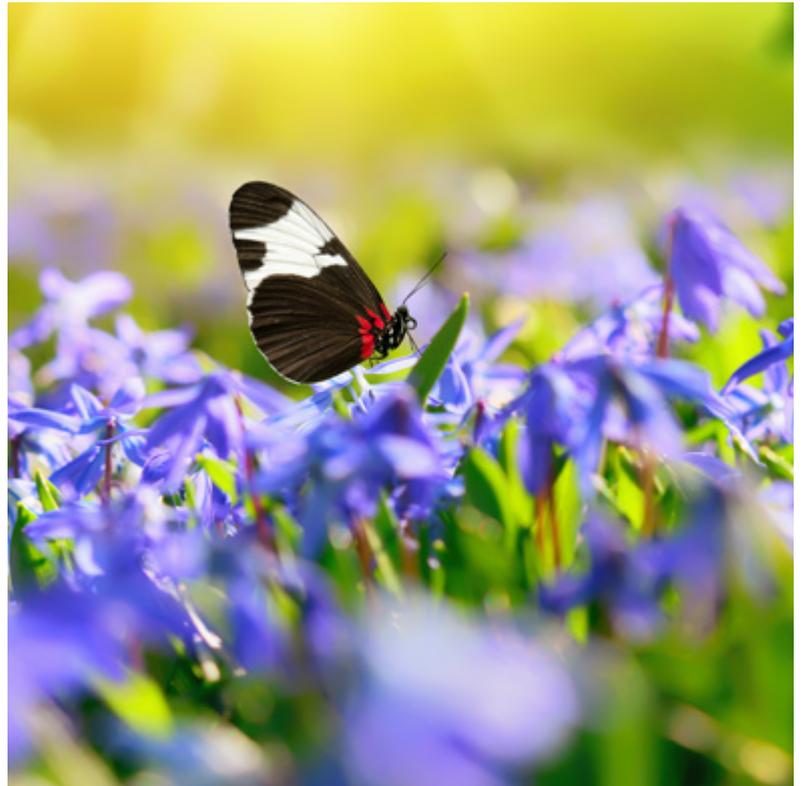
In addition to the stunning new homes available at Kings Weald, we are also enhancing the existing landscape to establish a Conservation Area that will link phases via footpaths and complement the communal areas. This new Conservation Area will include a trim trail for fitness enthusiasts and a footpaths for leisurely walks and exploration.

There will be areas without footpaths to provide wildlife with disturbance free habitats. Indigenous plants will be added to retained flora to enhance the natural environment and encourage new species to take residence.

As part of the regeneration of the area, a series of ponds and other wetland habitats will be created within the largest former clay pit, providing sanctuary for a variety of wildlife including a population of endangered great crested newt who established a colony in the area while the site was disused. In order to create a suitable habitat, an extensive network of ponds and ditches have been set out within the Conservation Area with consideration regarding grassland, scrub and wood piles to provide food and shelter, including specially created hibernacula.

The new foliage added at Kings Weald has been carefully chosen to add character and privacy. A mix of existing plants and trees enhanced with a selection of native species that thrive on heavy clay soil will provide a verdant setting for new homes that will also tie in with the surrounding area. This will improve the ecology and biodiversity of the area.







MODERN & CONSIDERED DESIGN

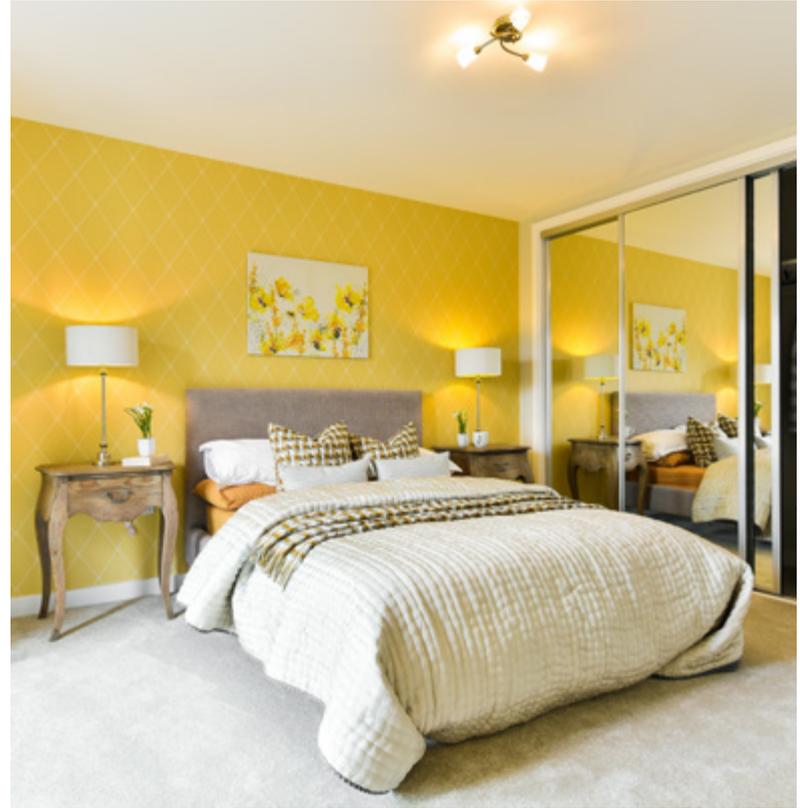
Within this fantastic new community we've created a select collection of homes suited to all life stages, offering a range of homes from 2, 3, 4 & 5 bedroom homes including apartments. Our award winning Architects design our home styles with surroundings and modern living in mind. Victorian and Edwardian details will blend these new homes into the existing landscape while retaining a sense of character and uniqueness.

Residents at Kings Weald can be rest assured when buying a Croudace home, benefitting from our signature high quality finish and modern specification, including integrated appliances*, as standard.

A measured combination of off and minimal on street parking, garages and drive throughs will generate a varied street character, with a large number of allocated spaces which give visitors the option to also park easily. Apartments at Kings Weald will feature a communal secure storage area in the parking court.

Croudace built homes at Kings Weald are secured by design with all streets, pathways and parking areas well-lit and no home is directly overlooked. Rear gates are secured as standard.





We know that moving into a new home is an exciting start. Our homes are a blank canvas ready and waiting for you to make your own. Quality, style and choice - we can help you personalise your new Croudace home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, the stage of construction at time of reservation. All of our available ranges are viewable at our sales centre after launch. We also offer a range of incentives to help you get started with your new home.



A GROWING COMMUNITY

As well as the new Conservation Area and community facilities at Kings Weald, Burgess Hill has a variety of leisure activities for both adults and children. The town has a leisure centre, numerous gyms, a skatepark, a number of children's playgrounds, and a cricket green with pavilion. Kings Weald is perfectly placed for commuters, with both Wivelsfield and Burgess Hill train station a short distance away. Regular services to both London and several coastal towns available. Brighton, Hove, Newhaven, Eastbourne and Worthing are all within easy reach for a day out with the family.

Burgess Hill also has a range of shops. A variety of supermarkets are located in the town, just five minutes from Kings Weald by car and the Market Place Shopping Centre hosts a range of high street brands and local vendors selling regional produce. Burgess Hill has also been awarded Fairtrade town status in recognition of a communal commitment to supporting Fairtrade produce.

The Orion Cinema was built just after the First World War. The intimate venue only has two screens but it is a great place to escape the hustle and bustle of everyday life. The Ariel Company Theatre and the Burgess Hill Theatre Club also put on shows throughout the year. Eating out is popular, with a number of cafés and restaurants offering international and traditional cuisines.





Sussex has several vineyards nearby, with both the award winning Ridgeview Wine Estate and Bookers Vineyard located less than 20 minutes away by car. Horsham and Crawley are around a 40 minute drive from Kings Weald and both offer a wide array of restaurants, leisure and entertainment activities.

Several pre-schools, nurseries and childcare facilities can be found in Burgess Hill. There are nine state schools and two independent schools in the area that provide primary, secondary and further education. There are also three local schools for children with disabilities.

There are two train stations in the town. Burgess Hill Station offers services to London and Brighton, with Wivelsfield Station providing services to Lewes, Hastings and along the South Coast. The A23 bypass to the west of the town joins south of the A273 and merges into the M23. The A272 can be found to the north of the Burgess Hill, running from Winchester to Uckfield, with links to Southampton, Bournemouth and Eastbourne.





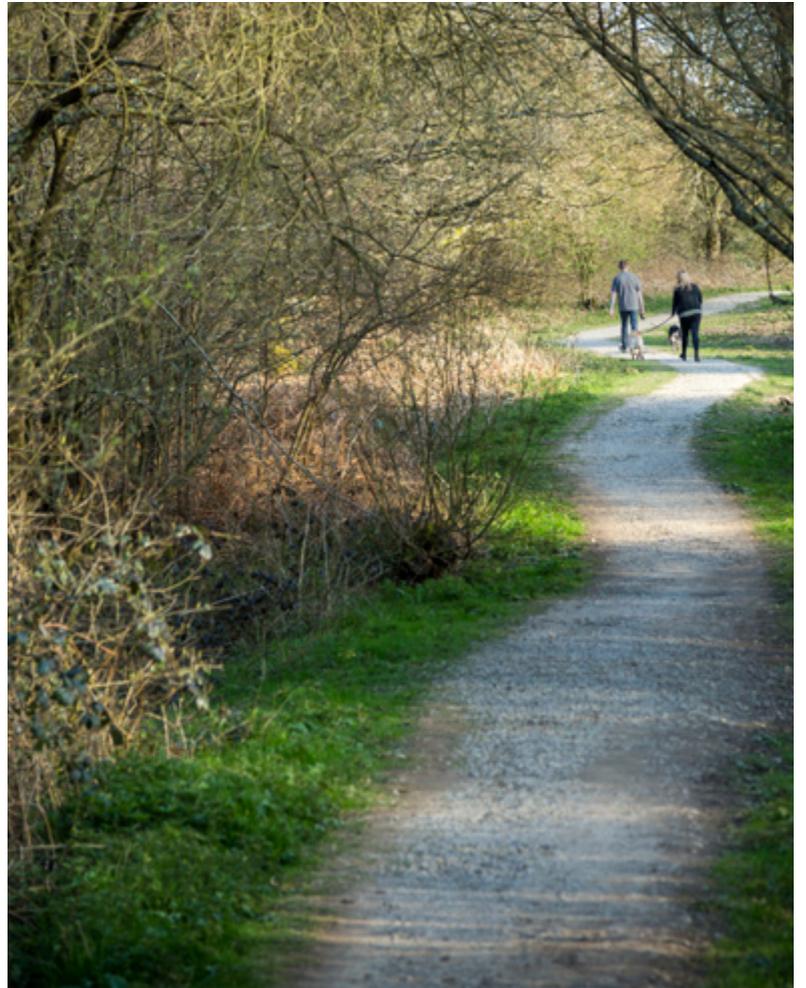
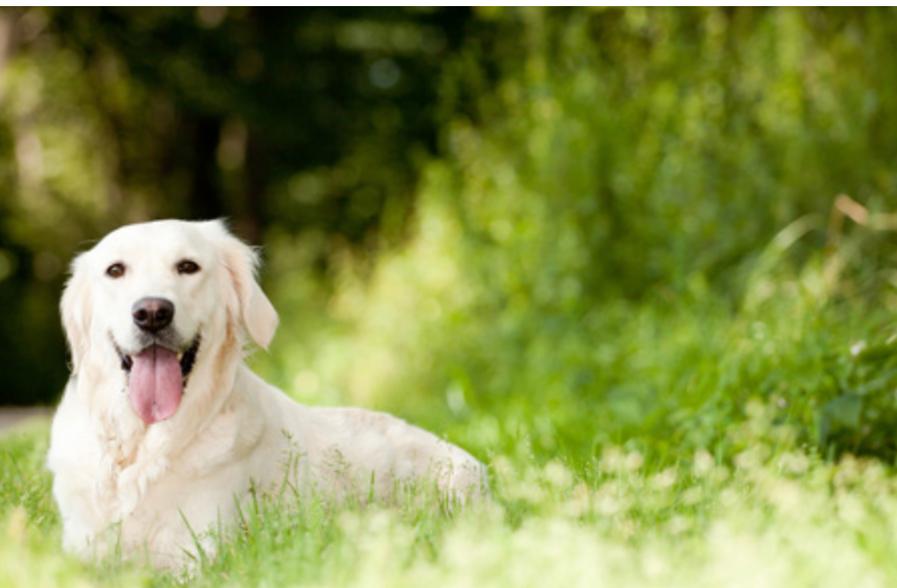
EXPLORE & ENJOY

There are a range of shared areas, parks and open spaces in and around Kings Weald. The new Conservation Area will be a few minutes' walk from the majority of homes. It will feature a number of manmade ponds and managed environments designed to encourage inhabitation by a range of wildlife including dragonflies, damselflies, water beetles and numerous species of bird. Areas of created woodland will add to the biodiverse area, with trees and shrubs providing food sources and nesting sites, as well as cover and refuge for local animals.

There are a number of policies in place to maintain the town's high quality natural environment. Many areas of green open space are protected and the connected network of green paths and cycle ways around the town, known as the Green Circle, makes it possible to travel around Burgess Hill without using cars.

The South Downs National Park is a short drive from Kings Weald. This fertile reserve covers an area of 1,600 km² and boasts a landscape as diverse as it is breathtaking. Residents and visitors to the area can choose from walking, cycling or horse riding across the Downs, exploring wildlife in the wetlands, visiting one of the South Downs' many heritage sites. Cultural attractions include the world famous Glyndebourne Opera House, which offers a busy schedule of performances throughout the year. There are also a number of medieval castles, National Trust sites, beautiful gardens and attractions less than an hour away from Kings Weald, including Borde Hill, Sheffield Park and Wakehurst Place.







MASTER PLAN

Kings Weald combines four new neighbourhoods, interconnecting new green spaces, such as tree-lined avenues, a conservation area, communal spaces and play areas. Kings Weald blends the natural and constructed environment to create a harmonious relationship.

01 - Pond and Play Area

A small playground tucked in the northeast corner of Kings Weald, enclosed by retained woodland. Adjacent to the play area is a retained pond, enhanced with local plants to create a sanctuary for local wildlife, including the endangered great crested newt.

02- Sports pitches, playground and public art installation

Bordering the Conservation Area will be a full-size football pitch, Multi-use Games Area with markings for five-a-side football, tennis and basketball, a children's play area and Wyvern, the stunning sculpture celebrating the area's roof tile-making heritage, by artist Jane Ackroyd.



03 - Conservation Area

Enhanced woodland and open green spaces intersected with footpaths for idyllic afternoon strolls. Mature planting, using only native species will help to increase biodiversity and provide safe habitats for local wildlife. The Conservation Area will also feature a Trim Trail for fitness enthusiasts, with fitness equipment made from timber, where possible, in keeping with the natural surroundings.

04 - Community Centre and Market Square

A brand new community centre with a variety of state-of-the-art facilities and rooms available to rent for special events. Adjoining this is the purpose-built market square, a beautifully landscaped open space that is perfect for hosting local farmers' markets and other community-led outdoor activities.

05 - Convenience Store

A stone's throw from the community centre and market square is the specially built convenience store, which is operated by the Co-Operative Group. This retail outlet is within walking distance of the majority of homes at Kings Weald.


ADUR GATE
 KINGS WEALD, BURGESS HILL
PHASE 3B


WEALDEN CROFT
 KINGS WEALD, BURGESS HILL
PHASE 1A


AMBER GRANGE
 KINGS WEALD, BURGESS HILL
PHASE 4B


WYVERN PLACE
 KINGS WEALD, BURGESS HILL
PHASE 4A


HERITAGE MANOR
 KINGS WEALD, BURGESS HILL
PHASE 3A


SHIRE VIEW
 KINGS WEALD, BURGESS HILL
PHASE 2C


KILNS GATE
 KINGS WEALD, BURGESS HILL
PHASE 1B


THE GREEN
 KINGS WEALD, BURGESS HILL
PHASE 2D



Please note the contents within this brochure have been produced in good faith. It is our intention that information provided regarding the proposed landscaping, communal areas and other treatments on the development are truthful, however these aspects are subject to change as Kings Weald progresses. We continually review our specification and our scheme, reserving the right to make amendments. For more information regarding proposals and forthcoming construction, please speak to one of our Sales Consultants.


THE POTTERIES
 KINGS WEALD, BURGESS HILL
PHASE 2B


PRIORY CHASE
 KINGS WEALD, BURGESS HILL
PHASE 2A



CONNECTIONS & TRAVEL

Travelling to the coast or into London is a breeze. The Thameslink service calling at Burgess Hill, a short distance from Kings Weald, runs south to Brighton and north through London and up to Bedford and Cambridge. Kings Weald is easily accessible by car and train and has excellent links to the major rail networks and motorways.

On Foot

- Wheelwright Lane Park
10 minutes
- Birchwood Grove County Primary School
11 minutes
- The Co-operative Food
15 minutes
- Burgess Hill Rail Station
15 minutes
- Wivelsfield Rail Station
19 minutes
- The Orion Cinema
20 minutes
- Waitrose
20 minutes
- Market Place Shopping Centre
21 minutes
- Post Office
22 minutes

By Car

- A273
2.4 miles
- A23
5.1 miles
- Brighton
11.8 miles
- M23 (Junction 11)
13.8 miles
- Crawley
15.3 miles
- Horsham
16.6 miles
- Worthing
19.6 miles
- Gatwick Airport
20.8 miles
- Eastbourne
29 miles
- M25 (Junction 7)
33.5 miles





By Train

- From Burgess Hill Rail Station
- Brighton
15 minutes
- Gatwick Airport
17 minutes
- East Croydon
33 minutes
- Clapham Junction
43 minutes
- London Victoria
50 minutes
- London Bridge
52 minutes
- London St Pancras International
52 minutes
- London Blackfriars
59 minutes
- Luton Airport Parkway
1hr 40 minutes

Education

- Manor Field Primary School
1 mile
- Burgess Hill Girls School
1.2 miles
- Birchwood Grove Community Primary School
1.2 miles
- The Burgess Hill Academy
1.7 miles
- Sheddingdean Community Primary School
1.8 miles
- Woodlands Meed School
1.9 miles
- London Meed Community Primary School
1.9 miles
- St Wilfrid's Catholic Primary School
1.9 miles



FINDING US

For more information regarding Kings Weald, please call or speak to one of our consultants. Our Marketing Suite is open daily from 10am to 5pm, alternatively please email or visit our website.

Kings Way, Burgess Hill, West Sussex RH15 0TH

Open Daily from 10am to 5pm

phone: 0333 321 8908

email: kingsweald@croudacehomes.co.uk

From the M25

Leave the M25 at junction 7 and join the M23 southbound, which then becomes the A23. Continue for 8 miles.

Leave the A23 at the Hickstead junction, turn left onto the A2300 and follow signs for Burgess Hill.

Continue ahead at the first roundabout.

At the next roundabout, take the first exit onto the A273; continue ahead at the next roundabout.

At the mini roundabout, turn right onto the B2036 London Road.

Turn left at the next mini roundabout onto Leylands Road.

Continue ahead over two mini roundabouts; you will pass Wivelsfield station on your right.

At the next mini roundabout, take the second exit onto Junction Road.

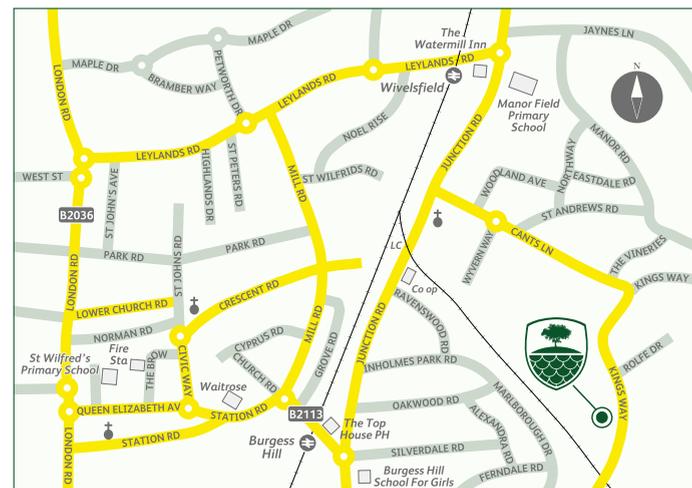
Turn left onto Cants Lane, continuing straight ahead at the mini-roundabout. Keep following Cants Lane as the road bends to the right and becomes Kings Way, where you will find us situated on the right, just after the slight bend in the road.

Please note that distances and times are approximate and may vary from shown, information has been collated using Google Maps, National Rail and 'Find a School' Government website using the postcode RH15 0GB.

By Train

Burgess Hill is the nearest railway station, we are a 15 minute walk from the station.

For further information on train times and fares, please call the National Rail Enquiry Line on 03457 48 49 50, or check the railtrack website on www.nationalrail.co.uk.





 rightmove
find your happy

Zoopla

Kings Way
Burgess Hill
West Sussex
RH15 0TH

Open Daily from 10am to 5pm

0333 321 8908

kingsweald@croudacehomes.co.uk



KINGS WEALD

BURGESS HILL