THE WOODLANDS

SAYERS COMMON • WEST SUSSEX • BN6 9LS

A collection of beautiful family homes set in the idyllic countryside village of Sayers Common, West Sussex.

ELIVIA HOMES

A COLLECTION OF JUST
36 BEAUTIFUL FAMILY HOMES
SET IN THE PICTURESQUE
COUNTRYSIDE VILLAGE
OF SAYERS COMMON,
WEST SUSSEX...



The Woodlands is a charming development of two, three and four-bedroom homes, all nestled within a leafy, landscaped setting. Each home has its own distinctive character and refreshingly generous interiors.

The Woodlands. Dream homes to suit every taste and every lifestyle.

Life in the heart of the West Sussex countryside, close to quintessential English villages and the vibrant south coast.

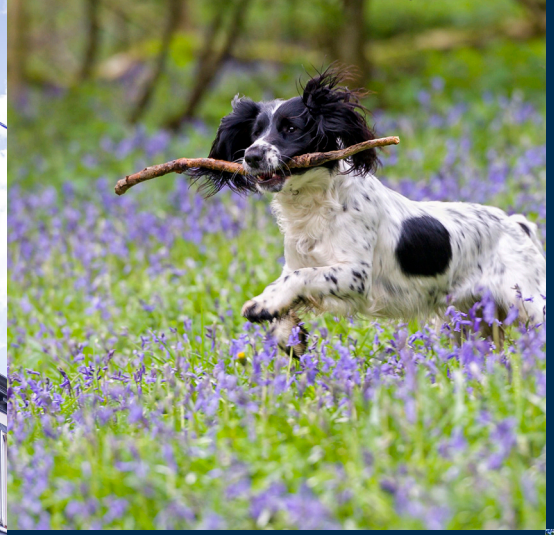

The countryside at Sayers Common

When it comes to location, The Woodlands really does have it all. You'll find these beautiful homes in a popular residential setting in the idyllic Mid Sussex district of the West Sussex countryside. It's a delightfully small, semi-rural community, surrounded by historic, picture-perfect cottages in quintessential English villages and close to all the vibrant south coast and its shoreline has to offer.

The Woodlands sits in the civil parish of Hurstpierpoint and Sayers Common; two pretty village hamlets just two miles apart. A local community shop is on your doorstep for all essentials along with the village pub, The Duke of York, offering superb food and drinks and a warm welcome to all. Many more quaint country pubs, restaurants and shops are nestled in nearby villages, including Hassocks, Hurstpierpoint, Burgess Hill and Ditchling, and in larger towns a short drive away.


Christ Church at Sayers Common





This quiet countryside has much to offer all ages and epitomises the very best of life in the great British outdoors. The ancient bluebell groves of Sayers Common Wood and Coombe Wood near the historic Christ Church sit close by and there are fabulous adventures and pursuits to be enjoyed across the neighbouring South Downs National Park.

Woods Mill Nature Reserve, Bedelands Farm Nature Reserve, Victoria Park Splashpad and many other outdoor activity centres offer hours of fun for all the family in breathtaking habitats and countryside landscapes – and all less than five miles away.







Twineham School





Hassocks Village

Some 10 miles to the south of Sayers Common and an approximate 25-minute drive, is Brighton's vibrant coastline. This iconic destination is loved for its fantastic beaches, modern culture, exotic architecture, sports facilities and stunning tourist attractions. Indeed, no visit to Brighton is complete without a visit to the Palace Pier, Royal Pavilion, art galleries and the much-loved quirky independent shops that pepper The Lanes. Brighton truly is a seaside resort for all seasons.



The Royal Pavilion, Brighton



Brighton Seafront





The Drive-in Coffee House
and outdoor Karting Centre

Surrounded by woodland and lush green spaces, this picture-perfect development of just three terrace First Homes, 18 detached and six semi-detached homes is a truly special place you'll want to call home.

West Sussex is known for the quality of its schooling and Sayers Common has a range of schools for growing families. Isabello's Preschool at the Church Hall is a short walk away from The Woodlands and provides high-quality, fun childcare for 2-4-year olds. Albourne C of E Primary School (Ofsted-rated 'Good' in 2025) for 4-11 year olds is approximately 1.3 miles distance, while Downlands Community School (Ofsted-rated 'Good' in 2022) in Hassocks is about 15-20 minutes by car.

There's also a good range of independent schools in the area. The closest is Hurstpierpoint College, 10 minutes drive away and a respected co-education day and boarding school for children aged 4-18 years. LVS Hassocks is a specialist day school for children with Autism aged 11-19 and also just a short 20 minutes walk from The Woodlands.

As well as its close proximity to the countryside and south coast, Sayers Common is a commuter's dream. For travel to London, the A23, the new London Road with its close links to the M25 and M23 network, lies to the east of the village. It makes the capital easily accessible by car, and by train from Hassocks and Burgess Hill mainline railway stations, in around an hour.

A bus service serving communities all the way from Burgess Hill to Horsham stops in Sayers Common regularly for local trips. Getting away from it all to destinations overseas is easy too: Gatwick Airport is about 25 minutes away by car and cross-channel ferries from the port at Newhaven to Dieppe are just 30-40 minutes from Sayers Common.

All this in a peaceful setting of elegant, semi-rural seclusion with everything you need close at hand.



Brighton Pier



Downlands Community School



Hassocks Train Station



Hurstpierpoint College

SITE PLAN

Surrounded by woodland and lush green spaces, this picture-perfect development of just three terrace First Homes, 18 detached and six semi-detached homes is a truly special place where sensitive design meets impeccable quality construction.

All homes at The Woodlands are set in substantial, landscaped gardens and built to the same exacting standards you'd expect from Elivia Homes. Imposing in style with unmistakeable architectural features, each home sits proudly, embracing its own quiet sense of place.

END & MID-TERRACE
Two Bedrooms

SEMI-DETACHED
Two Bedrooms

DETACHED
Three Bedrooms

DETACHED
Three Bedrooms

DETACHED
Three Bedrooms

DETACHED
Four Bedrooms

DETACHED
Four Bedrooms

Plots 3, 4 & 5 are First Homes
Plots 6,7,14,15,16,17,18,19,20 are shared ownership homes
Plots 1 & 2 are retained by owner



HOUSE TYPES

END & MID-TERRACE



Two bedrooms,
First Homes.

Three plots - see page 10

SEMI-DETACHED



Two bedrooms with
En-Suite to master.

Six plots - see page 12

DETACHED



Three bedrooms with
En-Suite to master.

One plot - see page 14

DETACHED



Three bedrooms with
En-Suite to master.

Five plots - see page 16

DETACHED



Three bedrooms with Utility
and En-Suite to master.

Five plots - see page 18

DETACHED



Four bedrooms with Study,
Utility and En-Suite to master.

Three plots - see page 20

DETACHED



Four bedrooms with Study,
and En-Suite to master.

Four plots - see page 22

END & MID-TERRACE TWO BEDROOMS

Plot 3 gross internal 81.12m² (873sqft)
Plot 4 gross internal 80.60m² (868sqft)
Plot 5 gross internal 80.36m² (865sqft)

Plots **3, 4 & 5** *are shown.*

Plot 3

Living Room	4.45m x 3.14m (14'7" x 10'3")
Kitchen / Dining Room	4.45m x 3.25m (14'7" x 10'7")
Bedroom One	3.66m x 3.25m (11'4" x 10'7")
Bedroom Two	4.45m x 3.28m (14'7" x 10'9")

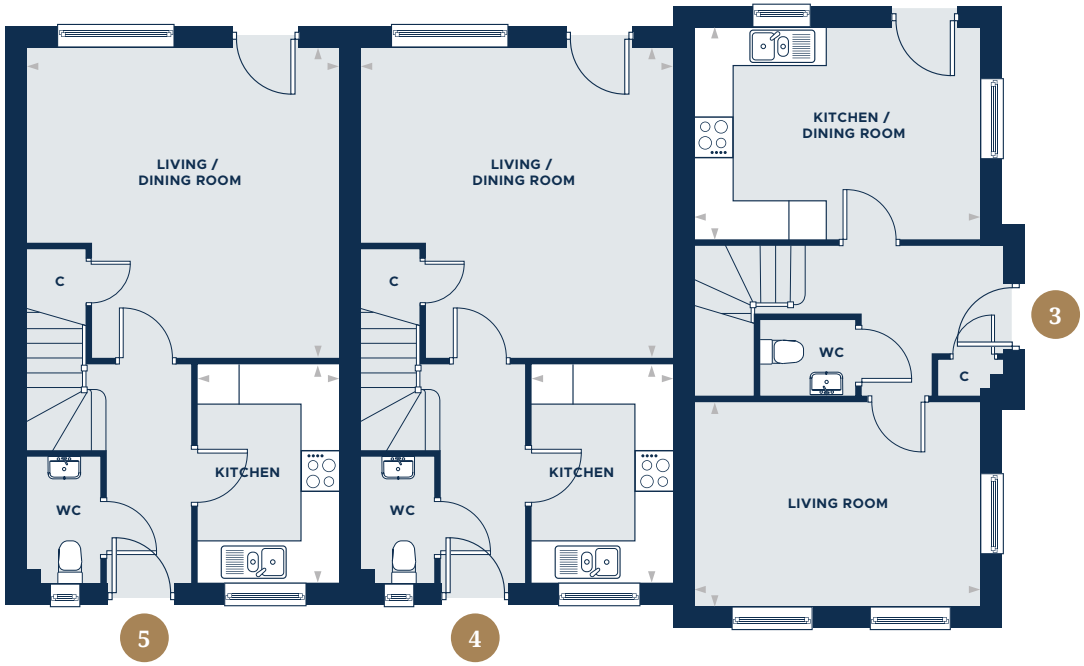
Plots 4 & 5

Living / Dining Room	4.87m x 4.81m (15'11" x 15'9")
Kitchen	3.37m x 2.29m (11'0" x 7'6")
Bedroom One	4.07m x 3.03m (13'4" x 9'11")
Bedroom Two	5.15m x 2.67m (16'10" x 8'9")

Please see the site plan on page 8 for the position of these plots. Plan and CGI shows plots 3, 4 & 5. Please speak to the sales advisor for plot specifics.

The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

Ground Floor





First Floor


5
4
3

SEMI-DETACHED TWO BEDROOMS

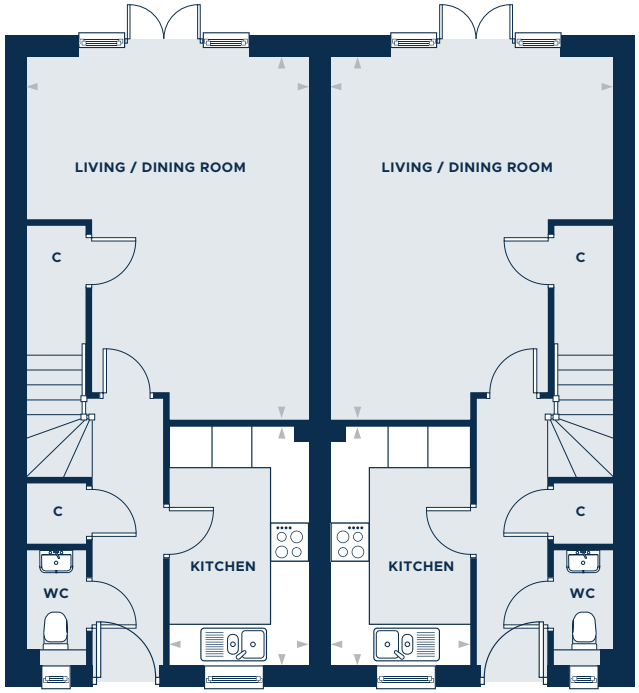
Gross internal
79.68m² (858sqft)

Plots **12 & 13** *are shown, this house type can also be found at plots:* **8 & 9** *and* **30 & 31**.

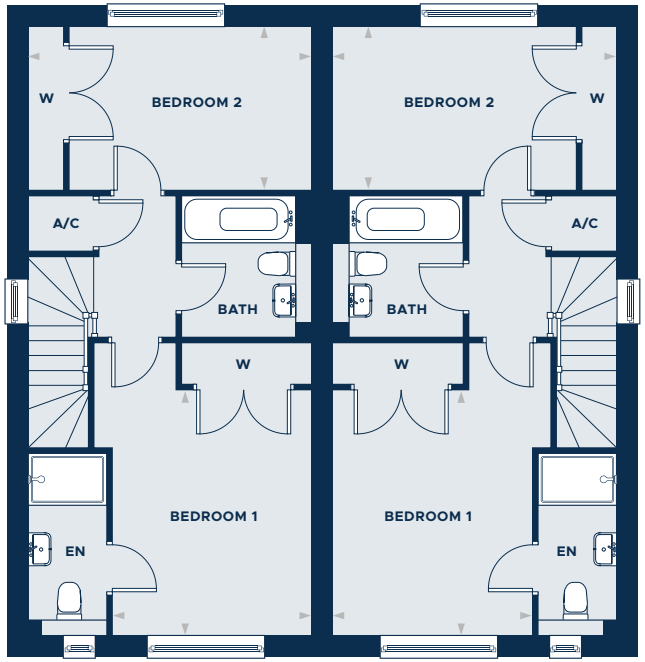
Living / Dining Room	4.30m x 5.52m (14'2" x 18'2")
Kitchen	2.11m x 3.61m (6'11" x 11'10")
Bedroom One	3.71m x 2.99m (12'2" x 9'10")
Bedroom Two	4.30m x 2.46m (14'1" x 8'1")

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Ground Floor



First Floor

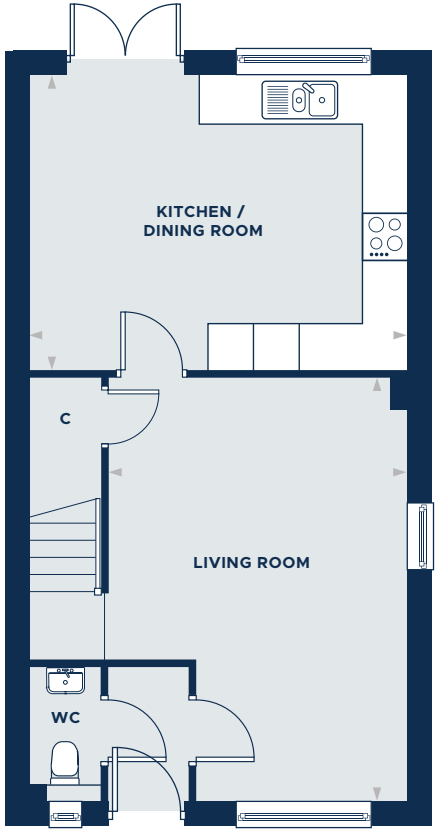

13
12

DETACHED THREE BEDROOMS

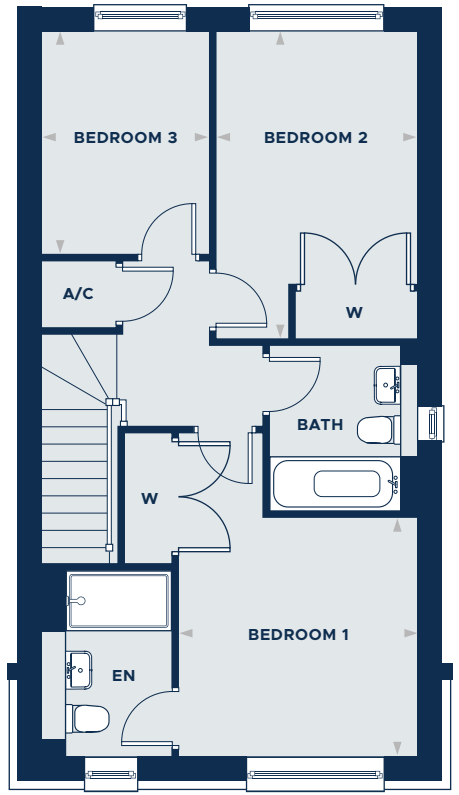
Gross internal - excluding garage
95.58m² (1029sqft)

Plot **11** *is shown.*

Living Room	5.58m x 3.95m (18'3" x 12'11")
Kitchen / Dining Room	4.98m x 3.86m (16'4" x 12'8")
Bedroom One	3.16m x 3.13m (10'4" x 10'3")
Bedroom Two	4.06m x 2.65m (13'4" x 8'8")
Bedroom Three	2.92m x 2.21m (9'7" x 7'3")



Ground Floor



First Floor

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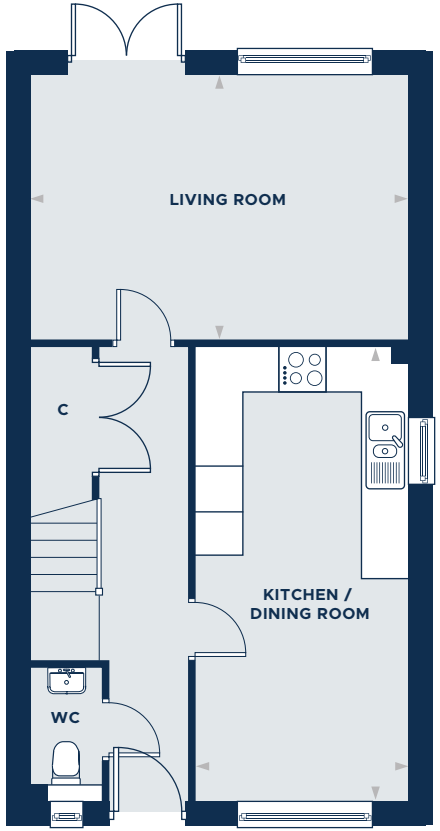

11
RD3 VNN

DETACHED THREE BEDROOMS

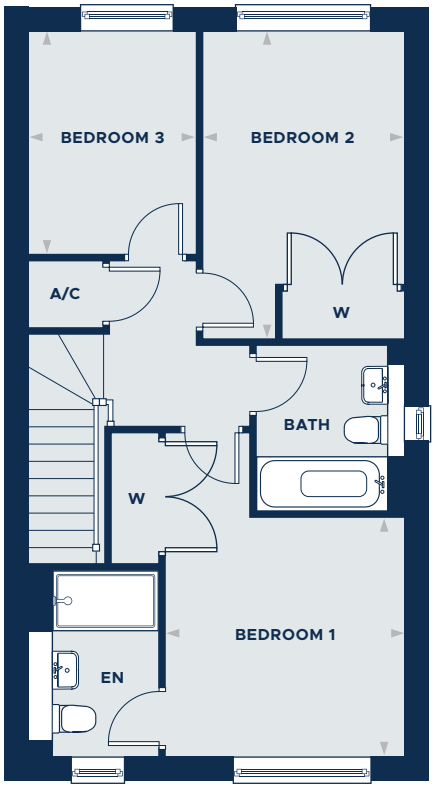
Gross internal - excluding garage
95.58m² (1029sqft)

Plot **34** *is shown, this house type can also be found at plots:* **10, 21, 22** *and* **23.** *Plots* **10 & 21** *are handed.*

Living Room	4.98m x 3.49m (16'4" x 11'5")
Kitchen / Dining Room	5.98m x 2.79m (19'6" x 9'1")
Bedroom One	3.16m x 3.13m (10'4" x 10'3")
Bedroom Two	4.06m x 2.65m (13'4" x 8'8")
Bedroom Three	2.92m x 2.21m (9'7" x 7'3")



Ground Floor



First Floor

Please see the site plan on page 8 for the position of these plots. Plan and CGI shows plot 34 – materials may differ on alternative plots. Please speak to the sales advisor for plot specifics.

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34
HD24 FOT

DETACHED THREE BEDROOMS

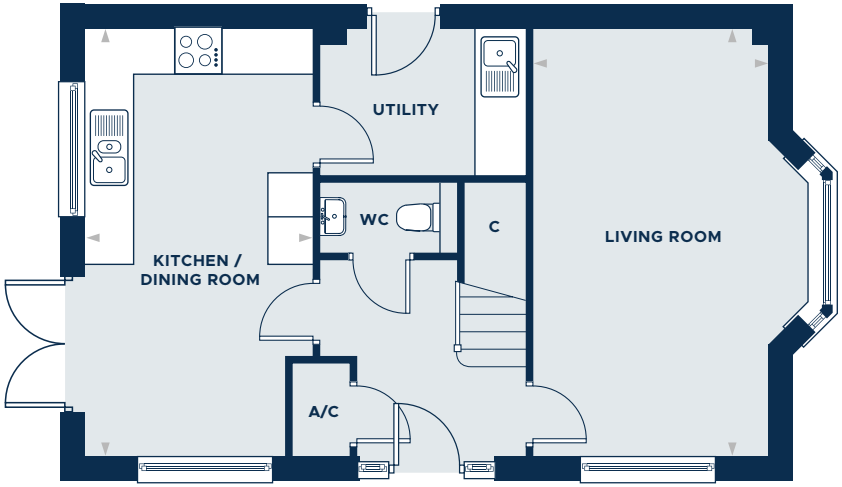
Gross internal - excluding garage
103.38m² (1113sqft)

Plot **27** *is shown, this house type can also be found at plots:* **28, 32, 35** *and* **38.** *Plot* **28** *is handed.*

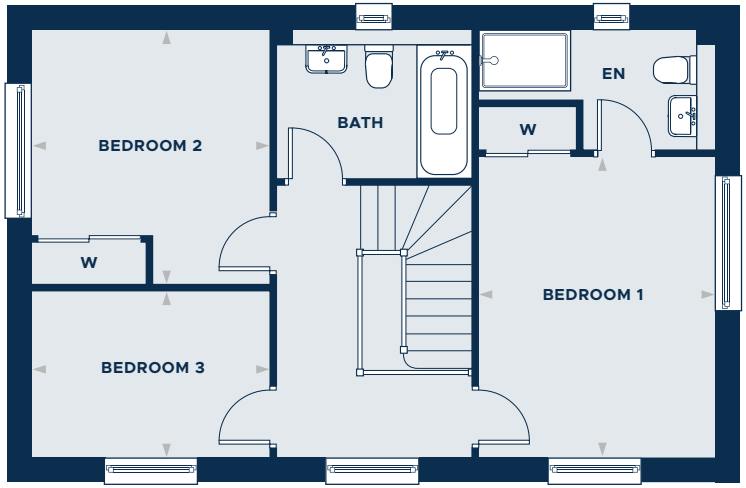
Living Room	5.65m x 3.11m (18'6" x 10'2")
Kitchen / Dining Room	5.65m x 3.01m (18'6" x 9'10")
Bedroom One	3.98m x 3.10m (13'0" x 10'2")
Bedroom Two	3.34m x 3.15m (10'11" x 10'4")
Bedroom Three	3.15m x 2.20m (10'4" x 7'2")

Please see the site plan on page 8 for the position of these plots. Plan and CGI shows plot 27 – materials may differ on alternative plots. Please speak to the sales advisor for plot specifics.

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Ground Floor



First Floor


27

DETACHED FOUR BEDROOMS

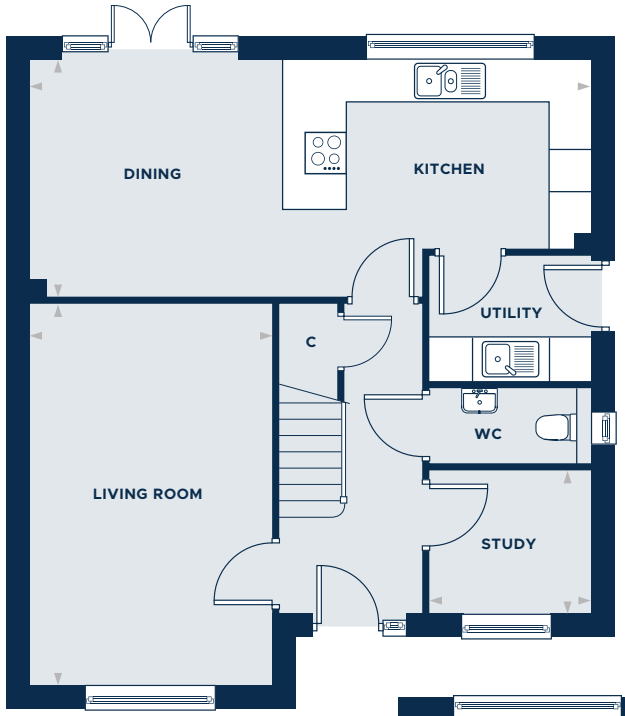
Gross internal - excluding garage
130.16m² (1401sqft)

Plot **29** *is shown, this house type can also be found at plots:* **26** *and* **33.** *Plot* **26** *is handed.*

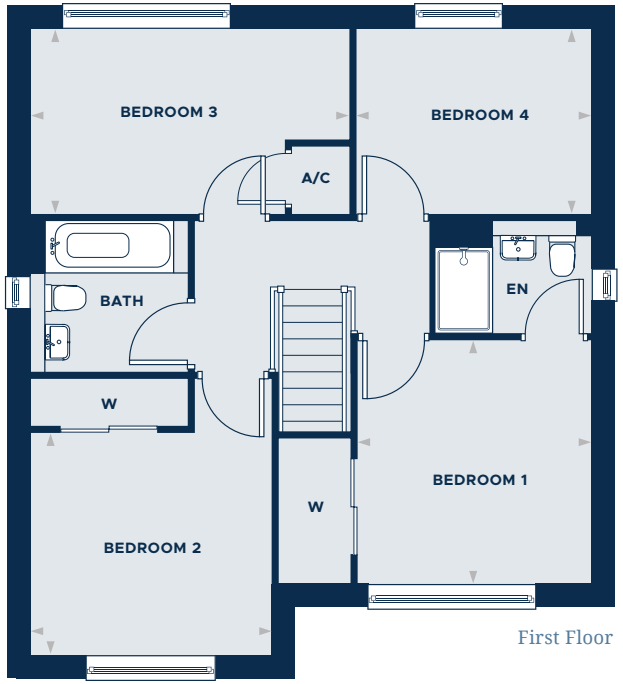
Living Room	5.36m x 3.40m (17'7" x 11'1")
Kitchen / Dining Room	7.90m x 3.32m (25'11" x 10'10")
Study	2.28m x 2.00m (7'5" x 6'6")
Bedroom One	3.40m x 3.29m (11'1" x 10'9")
Bedroom Two	3.40m x 3.11m (11'1" x 10'2")
Bedroom Three	4.49m x 2.60m (14'8" x 8'6")
Bedroom Four	3.29m x 2.60m (10'9" x 8'6")

Please see the site plan on page 8 for the position of these plots. Plan and CGI shows plot 29 – materials may differ on alternative plots. Please speak to the sales advisor for plot specifics.

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Ground Floor



First Floor


29
E8 NEV

DETACHED FOUR BEDROOMS

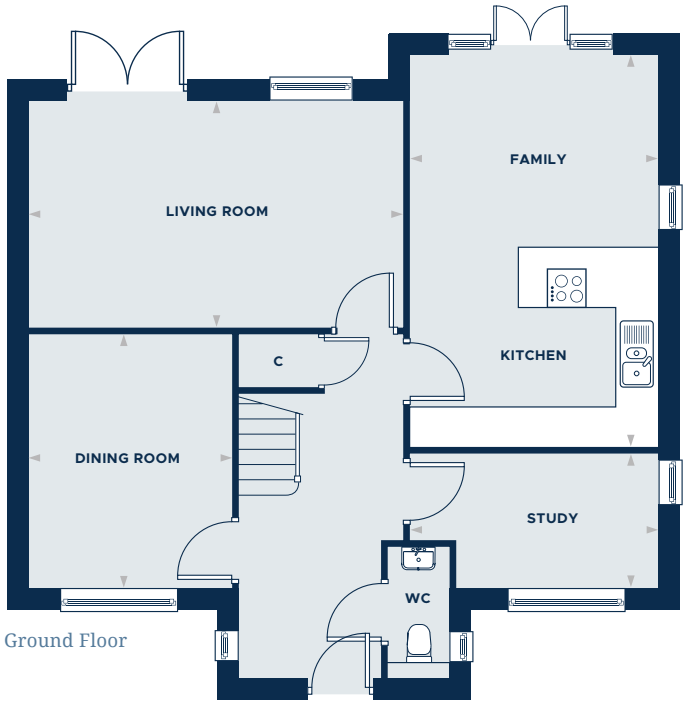
Gross internal - excluding garage
150.44m² (1619sqft)

Plot **37** *is shown, this house type can also be found at plots:* **24, 25** *and* **36.** *Plot* **36** *is handed.*

Living Room	5.61m x 3.40m (18'5" x 11'2")
Kitchen / Family Room	5.88m x 3.74m (19'3" x 12'3")
Dining Room	3.83m x 3.03m (12'6" x 9'11")
Study	3.74m x 2.01m (12'3" x 6'7")
Bedroom One	3.49m x 3.03m (11'4" x 9'11")
Bedroom Two	3.30m x 3.03m (10'8" x 9'11")
Bedroom Three	3.61m x 3.20m (11'10" x 10'5")
Bedroom Four	3.18m x 3.15m (10'5" x 10'4")

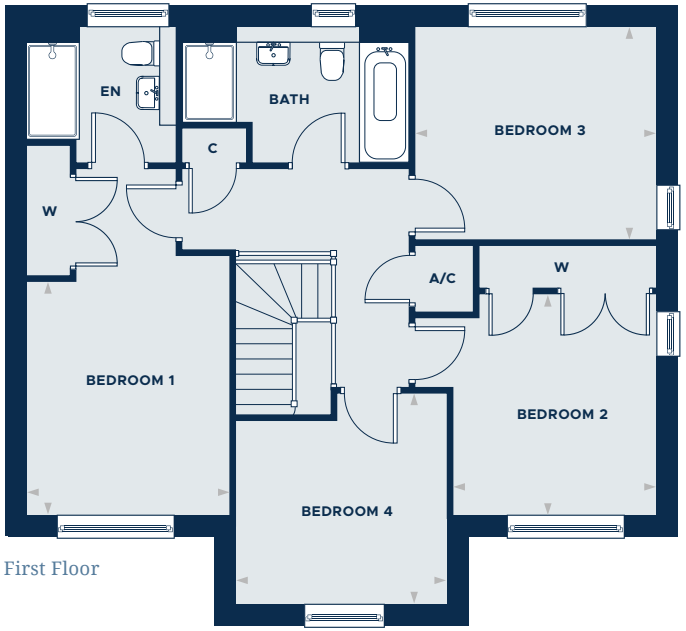
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Ground Floor

Please note
Side windows to plots 24, 36 & 37 only.



First Floor


37

Interiors to take your breath away.

Every Elivia home is built with a breathtaking attention to detail that makes the difference between a new home and a dream home. Step inside any home at The Woodlands and you'll find light, bright, spacious rooms with outstanding specifications and stunning finishing touches that appeal to the most discerning of tastes.

Kitchens are generously sized, specified to exacting standards and fitted integrated appliances.

Bedrooms are equally spacious with master suites including an en-suite with half height Porcelanosa tiling to all sanitary walls.

Because our impact on the environment matters too, every home is equipped with energy-efficient, money-saving technologies and systems. From super-strength loft insulation to low-energy heating and lighting, homes at The Woodlands are reassuringly good for everyone.



This image is from a previous Elivia Homes development, specifications may vary to The Woodlands.



With every home we build we set out to surpass expectations with external and internal specifications that truly set us apart...













Kitchen

- Contemporary designed kitchens with laminate work surfaces.
- Integrated appliances to include 50/50 fridge freezer, induction hob, extractor fan above and single oven/microwave.
- LED under wall unit lighting.
- Plumbing and space for washing machine.

Bathrooms and En-Suites

- Roca white contemporary sanitaryware.
- Chrome taps.
- LED down lights.
- Roca vanity unit with storage below and mirror above to Bathroom and En-Suite (where applicable).
- Porcelanosa splashback tiling to Cloakroom.
- Porcelanosa half height tiling to Bathroom and En-Suite sanitary walls only.
- Porcelanosa full height tiling to shower areas.

Heating, Lighting and Electrical

- Air Sourced heat pump which operates heating and hot water.
- Underfloor heating to Ground Floor and radiators to First Floor.
- Insulated to latest building regulation standards to create an energy efficient home.
- LED downlights to Cloakroom, Kitchen Area, Bathroom and En-Suite.
- Pendant light to Hallways.
- Power and light points to Garages (if applicable).
- TV points to Living Room, Kitchen (selected plots) and all Bedrooms.
- USB-C / power sockets to Kitchen above worktops, all Bedrooms and Study.
- CAT6 sockets to Living Room, all Bedrooms and Study.
- Electric car charging point to each property.

Externals

- Windows with white internal finish.
- Rear patio with outside tap.
- Fence boundaries, selected plots with boundary walls.
- Block paved driveways.

Internals

- Contemporary white doors with chrome door handles.
- Built-in wardrobes to Bedroom 1 and Bedroom 2.
- Amtico flooring to Entrance Hall, Kitchen, Cloakroom, Bathroom and En-Suite.



First Homes specification varies to Private Homes, please speak to the Sales Advisor for more detail.
These images are from previous Elivia Homes developments - specifications may vary to The Woodlands.

Enjoy everything the South Coast has to offer.

As a location, Sayers Common is perfectly placed to enjoy the best that West Sussex has to offer. The beautiful, bustling cathedral city of Chichester is 33 miles west of the development, offering a thriving array of retail, hospitality and leisure amenities in a charming, historic setting, whilst the old market town of Crawley is just under 13 miles to the north.

To the south, the coastal resorts of Brighton and Worthing are within easy striking distance, at 12 miles and 17 miles respectively, with an abundance of spectacular coastal scenery - and a fabulous choice of watersports to enjoy. And yet, for a region so closely associated with the south coast, London is also surprisingly close, little more than 45 miles away.

London Gatwick Airport, is also just a stones-throw away, at 18 miles from The Woodlands, offering flights to locations across the world.

Sayers Common also sits on the fringes of the South Downs National Park. Stretching nearly 90 miles from Winchester to Eastbourne, Beachy Head and the iconic Seven Sisters cliffs, the South Downs is a spectacular, timeless landscape of rolling chalk hills and heavily wooded vales. Loved by walkers, horse riders and mountain bikers, it's a wonderful place to escape into nature and restore the spirits.

A charming Sussex village with a rich local history and perfect spot to enjoy the best of country and coast. Or a brilliantly connected location, whether you're commuting or working from home, however you look at it, The Woodlands is a place you'll be proud to call home.

3.7 miles to Hassocks Train Station

12 miles to Brighton

18 miles to Gatwick

33 miles to Chichester

45 miles to London







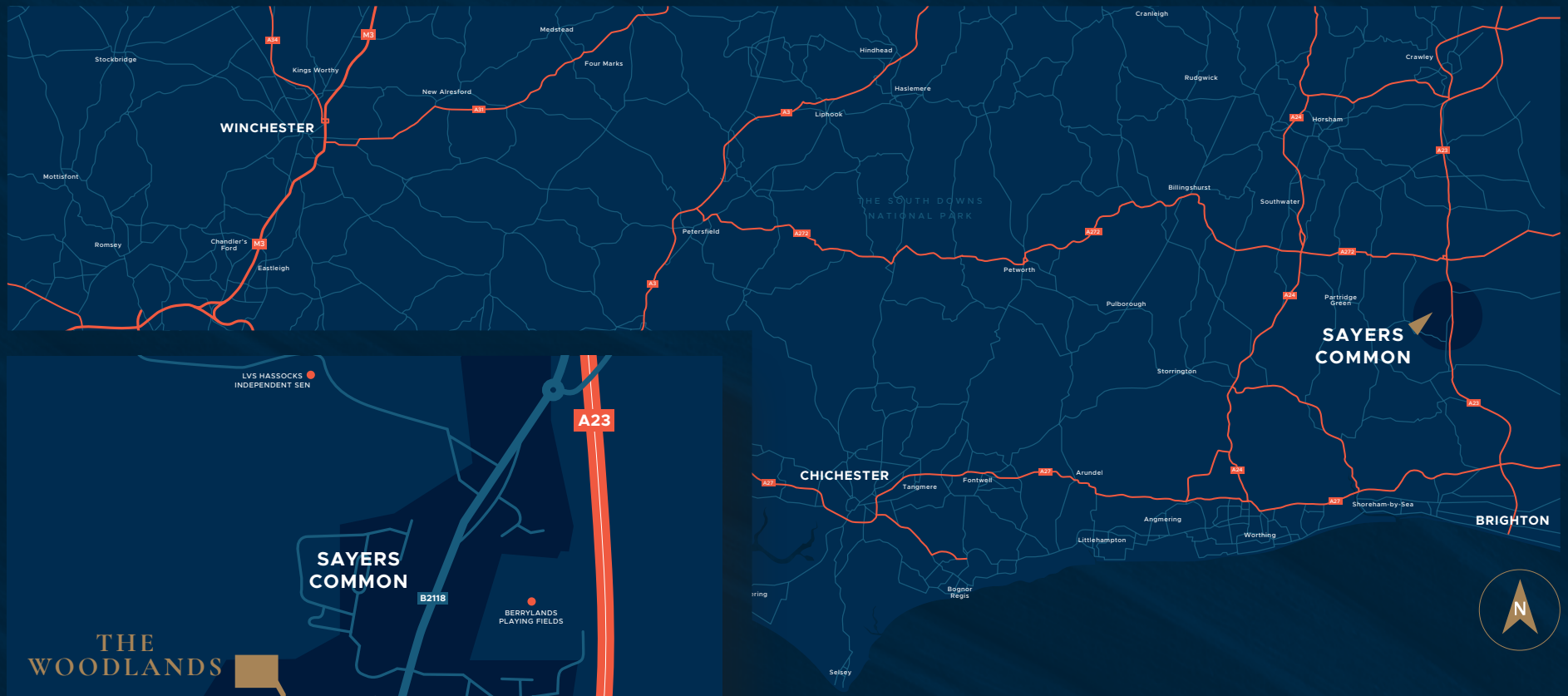
A charming Sussex village, perfectly placed to enjoy the best of country and coast...











SAT NAV REFERENCE:
BN6 9LS

Please note:
Elivia Homes provide many ecological features and enhancements when building new homes. These largely go unnoticed, whilst others might be plot-specific. If you would like to know more about the features specific to your property or the estate in general, please feel free to ask. We will be happy to provide you with this information.

LABC

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

ELIVIA
HOMES

By offering design-led homes in exceptional locations, and building better as standard, Elivia Homes provides much more than properties – we're creating a whole new living experience.

We believe the right home has the potential to help you thrive - embracing convenience, encouraging connections, and offering room to breathe as everyday life unfolds. Too often new build properties fall short of delivering this. That's why the Group has re-imagined what's come before, perfecting our approach to design, build and service to put our customer's quality of life and happiness first.

With each bespoke project we use years of experience and shared expertise to produce developments of distinction, fine-tune every space to work in harmony with modern life, and carefully design each characterful property to ensure where you live and how you live feel perfectly in balance.

And because better is the benchmark that every development must meet, we constantly refine to improve on what's come before – making it easier to adopt new technologies and live more sustainably, as well as operating with integrity and consistently giving back to the communities we become a part of.

Elevated living by

DESIGN

ELIVIA
HOMES

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Elivia Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure.

The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Elivia Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.