



THE meadows

BLACKBOYS, EAST SUSSEX



ELIVIA

— HOMES —

Welcome to THE MEADOWS

An exclusive collection of just 50 beautiful family homes, set in 19.6 acres of parkland in Blackboys, East Sussex with the unique addition of a trim trail weaving throughout the development.

Situated in Blackboys, a picturesque East Sussex village known for its beautiful landscapes, The Meadows is an exclusive collection of 50 high quality, sustainable new homes. These will include 32 three to five bedroom homes for private sale and 5 'First Homes'.

Designed using premium materials and modern detailing, The Meadows offers a choice of two, three, four and five bedroom homes. Nestled just three miles from the centre of Uckfield and within close reach of the High Weald National Landscape, these homes are in an excellent spot for families, downsizers or first-time buyers searching for a rural escape.

A unique addition to The Meadows is a Trim Trail which weaves throughout the development's 19.6 acres of parkland and properties, combining the opportunity for adventure for children with a feeling of safety for the whole family.

Each home will also benefit from a larger than average garden, expanding on the outside space residents will have access to.



A countryside escape

Blackboys is a charming village located in East Sussex, part of the civil parish of Framfield and situated on the edge of the High Weald's beautiful countryside. An ideal place for nature lovers to put down roots, the area is home to some of the county's best scenery, with plenty of space for exploring.

Hikers and cyclists will be at home with the nearby Vanguard Way and Wealdway trails, with two routes stretching towards Eastbourne and Newhaven. A number of bridleways also surround the village, making it easy to explore the area by foot, bike, or horseback.

Along with the plethora of villages, rolling hills and breathtaking views to explore in the High Weald, just under half an hour from Blackboys is the National Trust's Sheffield Park and Garden, offering visitors acres of historic parkland, landscaped gardens and lakes to explore. Seven miles west is The Lavender Line, a heritage steam railway offering scenic rides through the Sussex countryside.



Local residents in search of traditional country pub food can delight in a Sunday roast at The Blackboys Inn, recognised as one of the prettiest pubs in the South East. Further afield, The White Hart and The Buxted Inn are less than 10-minutes away from The Meadows by car, offering homely meals and local ales.



First class education options

Blackboys and Uckfield are home to several highly rated schools, where parents can rest assured that their children could have access to an outstanding all-rounded education.

Blackboys Pre-School

A community run nursery for children aged 2-5 years old offering morning and afternoon sessions, just a 10-minute walk from The Meadows.

Blackboys C of E Primary School

A high achieving school situated in the heart of the village, under a 10-minute walk from The Meadows.

Framfield C of E Primary School

An inclusive school with a strong connection to the local church, a 30-minute walk from The Meadows.

Annan School

A high achieving school situated in the heart of the village, under a 10-minute walk from The Meadows.

Uckfield College

A secondary school and sixth form college for 11-18 year olds, dedicated to creating an assured path of good education for children transitioning from primary school or transferring schools.



A world of learning just a stone's throw from home, with excellent local schools nurturing every stage of childhood...



Everything on your doorstep...

Blackboys is a charming village setting offering a tranquil escape from urban city life, and providing a safe, stable community for families to flourish. Locals have access to a village shop and post office for everyday requirements, whilst The Cow Shed is the village's popular cafe offering coffee and homemade baked goods.

Residents at The Meadows will be part of the area's close-knit community. The village hall regularly hosts events and classes for a range of ages, from baby classes to exercise groups. The Framfield and Blackboys Horticultural Society run events throughout the year, including the annual Summer Show which includes a dog show and local produce competition.



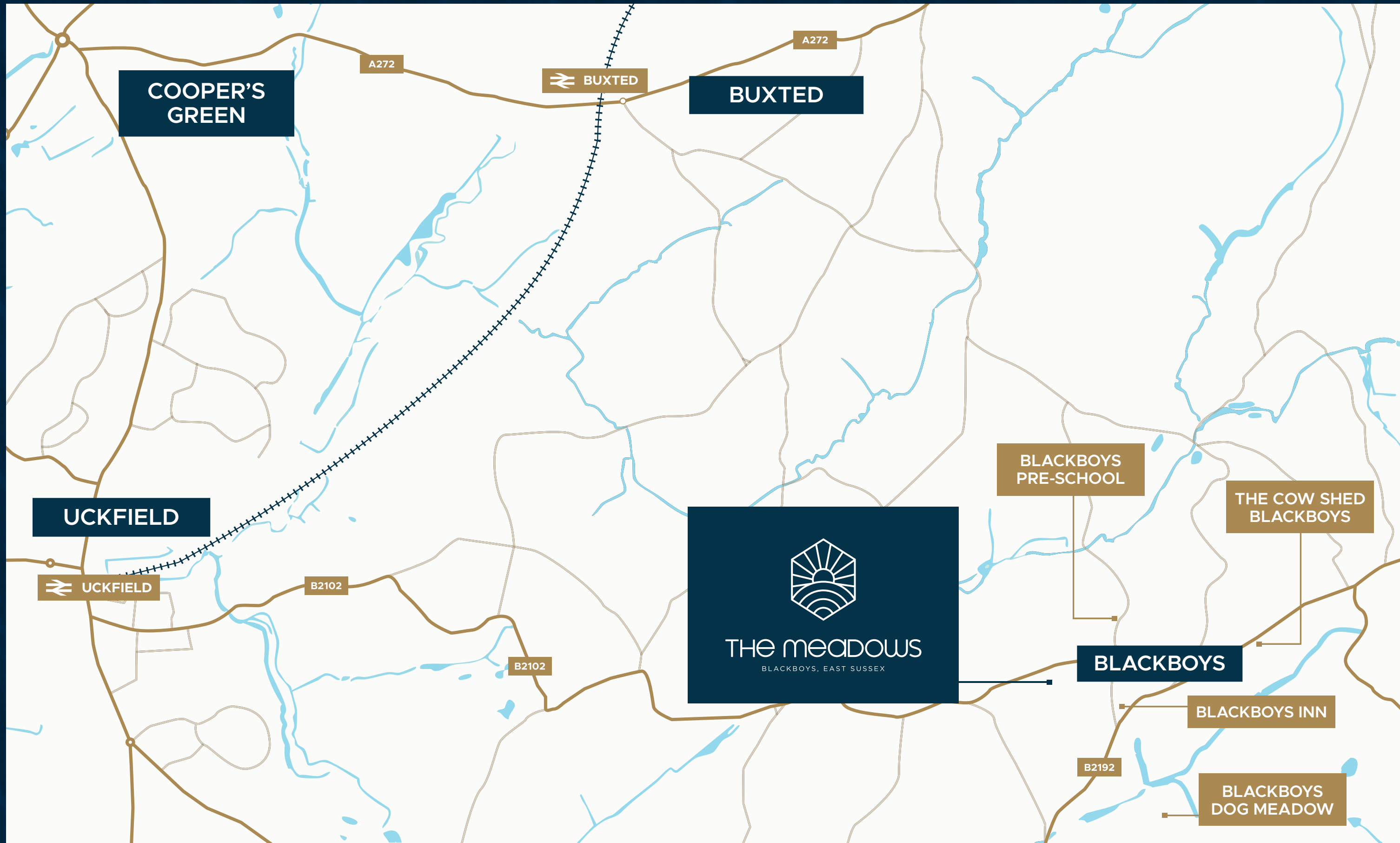
Dinner is also covered with a selection of outstanding restaurants covering a range of cuisines.



The closest large town is Uckfield, an attractive market town with all the modern necessities. Just a 10-minute drive from The Meadows, residents have access to essentials including Uckfield Hospital, dental surgery, post office, pharmacy, vets and a Waitrose. Home to a bustling high street with a variety of well-known and independent retailers, the town also hosts several popular coffee shops, a leisure centre, the Picture House Cinema and East Sussex National Golf Club.

Blackboys is also well connected to Buxted, a quaint village dating back to the 1500s. Here, residents will find further amenities including a village shop, pharmacy and medical centre, alongside the impressive 18th century Buxted Park Hotel - a Palladian mansion set in 312 acres of beautiful parkland.





Exploring made easy

Conveniently placed for local travel, The Meadows is under a 10-minute walk from bus stops Gun Road and High Street. From here, routes stretch from Cross-in-Hand to Brighton and Moulsecomb to Heathfield, whilst the 231 route takes residents towards Manor Park.

For commuting, Uckfield is the closest train station, offering a direct line to London Bridge that takes 80-minutes, allowing for quick routes to other Central London stations.

Perfect for a coastal road trip, Brighton is easily accessible in just a 40-minute drive via the B2192 and A27, whilst Gatwick Airport is just a 50-minute drive.



10 minutes
walk to local bus stops



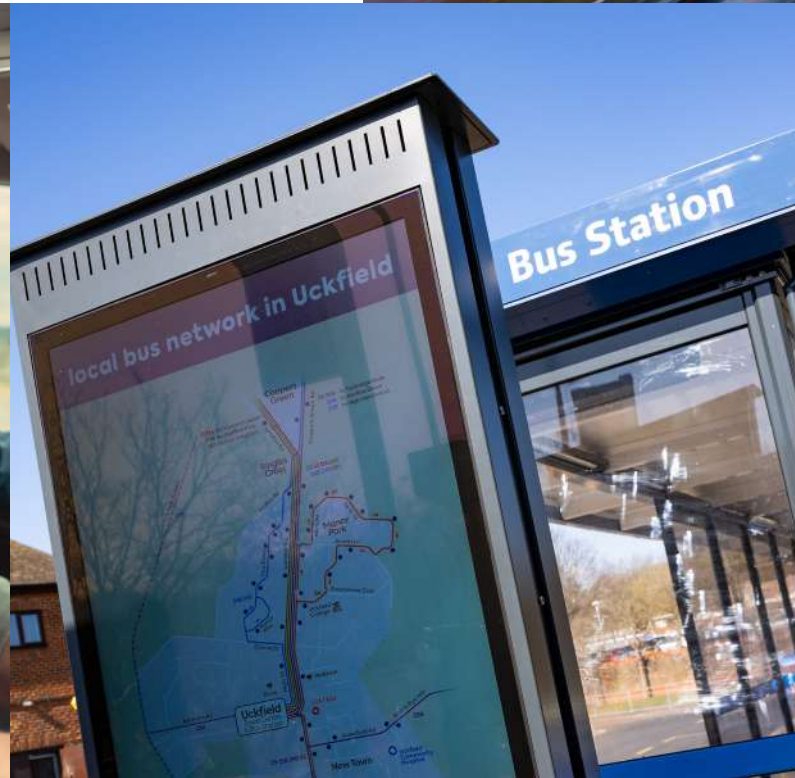
80 minutes
to Central London



40 minutes
to Brighton



50 minutes
to Gatwick Airport

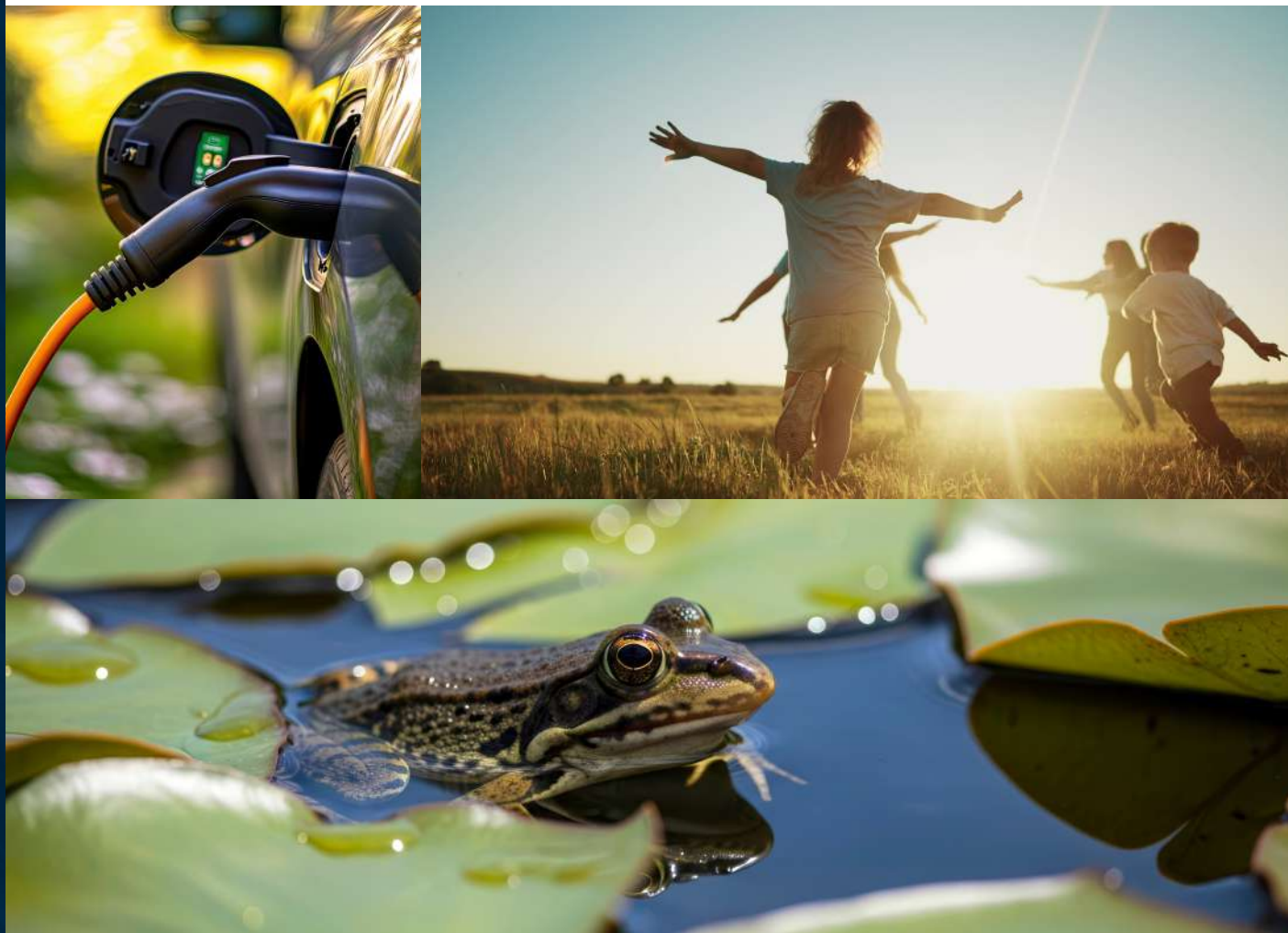


Sustainable benefits

Each home at The Meadows will be built with sustainably sourced timber frames, and will include smart, energy efficient, low carbon features including air source heat pumps, modern insulation, and electric vehicle charging points.

The site also contains a Sustainable Urban Drainage System (SUDS), complete with wildlife planting and a feature pond. Substantial new tree planting across the site will be perfect for residents to enjoy the benefits of being outdoors whilst promoting an eco-friendly way of living.

Adding to the natural feel at The Meadows, each home will enjoy a larger than average garden to enjoy the outdoors come rain or shine. For children, a trim trail built from natural materials will weave through the development, promoting outdoor play and adventure.



THE MEADOWS



The Elivia Homes *standard*

By carefully selecting only the most desirable locations, and then creating beautifully appointed, sympathetically designed homes that enhance their surroundings, we can offer customers environments that are perfect for living life to the full. We are passionate about creating thriving new communities across the South East and strive to build our developments to match the warm and friendly environment within the local areas.

Every one of our properties is constructed with the needs and happiness of the future owner in mind, which is why we place so much emphasis on the detail.

But whether it's the design, build or finishing stage of the process, our commitment to excellence and client satisfaction never wavers. With years of experience and expertise, we will continue to fulfil the high standards we have implemented from the start.





ELIVIA

— H O M E S —

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