



HEATHY WOOD  
**COPTHORNE**

**Putting down roots.**



# Putting down roots

Life at Heathy Wood offers more than you could ever imagine. Surrounded by trees, forest walks and nature, the development brings you and your family the kind of freedom people only usually remember from their childhoods.

At St. Modwen we know that buying a new home is about much more than bricks and mortar. It's also about emotions. The hopes, the worries, the aspirations and the what-ifs.

So although it might be easy to describe Heathy Wood in Copthorne as 'a new development of 500 contemporary homes surrounded by woodland' we'd prefer to describe what it will feel like to live there.

We know that when you put down new roots, you need to make sure they're in the right place.

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# Settling down in Cophthorne

Lying on the borders between the counties of West Sussex and Surrey, Cophthorne is the epitome of modern, rural living.

It's no wonder that many of the locals that grow up in Cophthorne, choose to stay to raise families of their own.

Boasting a long history, the village is ideal for those looking to make their first steps on to the property ladder, as well as downsizers escaping city life.



CORTHORNE



VILLAGE



# The significance of Heathy Ground

Copthorne residents have been putting down roots on Heathy Ground for thousands of years. The earliest settlements date back to approximately 10,000 BC.

To honor those who already live here we wanted their input into naming our new community. The name Heathy Wood was chosen to reflect the area's heritage and historical name 'Heathy Ground' which is in keeping with the natural landscape in which it is set.

St. Modwen is doing more than building homes at Heathy Wood. We are helping to enhance, grow and future-proof the community of Copthorne.





# Our commitment to sustainability

Each of the homes at Heathy Wood have been lovingly built with respect and care for the surrounding landscape. Our homes are built using the latest responsible building techniques, and with sustainable and recycled materials wherever possible.

We know many of our homeowners are passionate about their environmental impact. That's why we build our homes with a fabric first philosophy, helping to reduce heat loss and ensuring your home is highly efficient and low energy from the ground up. NEST smart thermostats, full recycling facilities and efficient LED lighting also come as standard. Creating a new community that is healthy for both the environment and its inhabitants too.





# Protecting and enhancing the environment

Taking care of our environment and creating a sustainable community means extending the care we take when building our homes out into the wider area too. As part of the development, we'll be providing acres of beautiful open green space, plus parks, leisure facilities and allotments, to help people of all ages enjoy getting outside.

Nature is at the heart of Heathy Wood, and spending time outside amongst the greenery is proven to positively influence both our mental and physical wellbeing. So, we'll be providing access from the development into the surrounding woodland and creating new walkways and cycleways to enjoy, bringing residents closer to nature and all of the benefits it brings.





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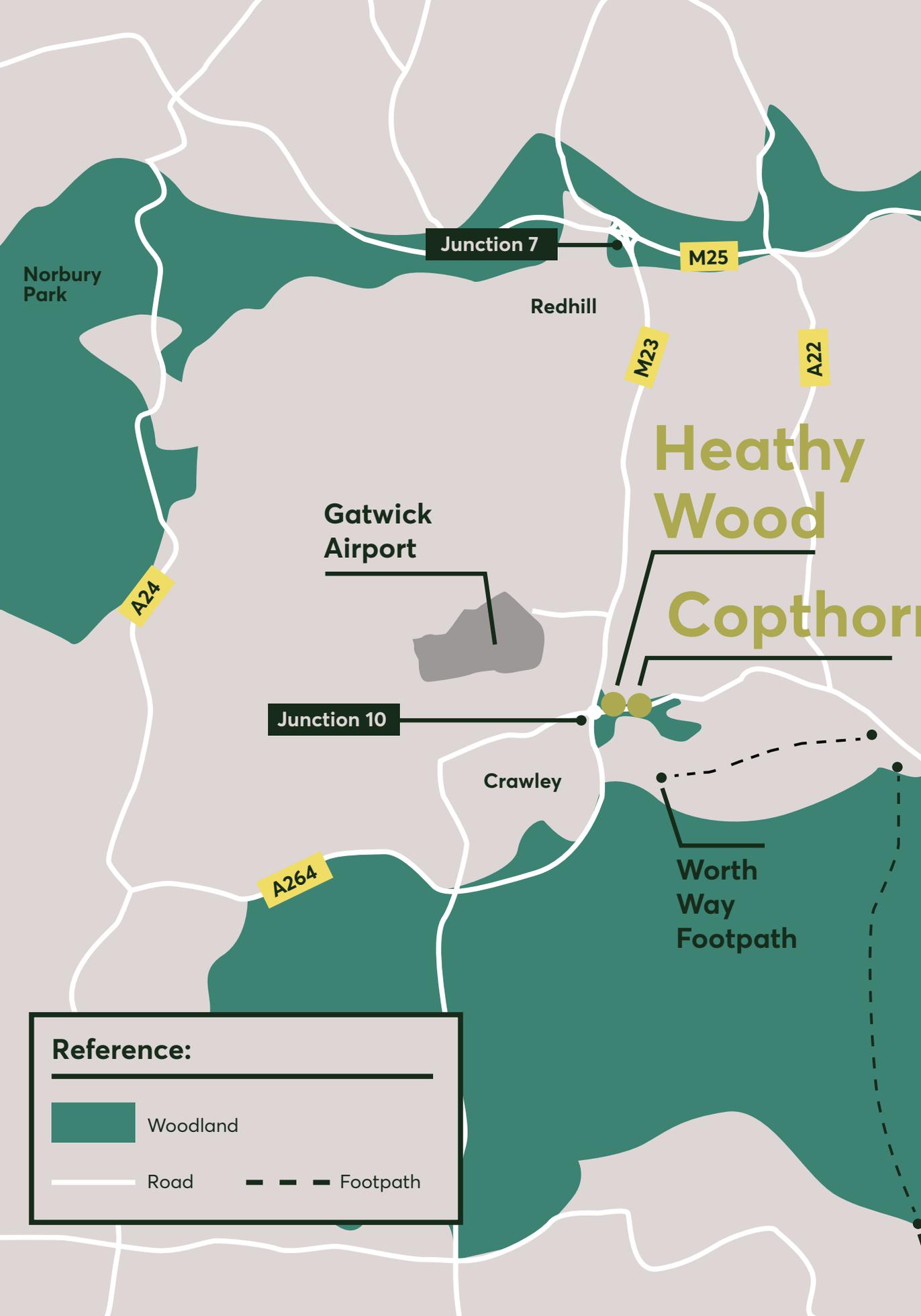
# Heathy Wood. What's to come.

Located on the western edge of the village of Copthorne, Heathy Wood will transform a 50 hectare site nestled at the edge of the ancient woodland. Providing new opportunities and creating better futures for the whole community.

**We are helping to shape,  
grow and enhance the  
community of Copthorne  
for generations to come.**







Norbury Park

Junction 7

M25

Redhill

M23

A22

Heathy Wood

Copthorne

Gatwick Airport

A24

Junction 10

Crawley

A264

Worth Way Footpath

**Reference:**

 Woodland

 Road

 Footpath

# What's around?

At Heathy Wood everything you need is right on your doorstep. As well as easily accessible transport links that can get you to London and even LA, you'll be surrounded by all the leisure facilities, conveniences and ancient woodland you'll need to put down your roots.



Gatwick

**3 miles**  
11 min



Crawley

**3.3 miles**  
15 min



Horsham

**12.2 miles**  
25 min



Brighton

**25.3 miles**  
1hr 30



London

**29 miles**  
40 min

Ashdown  
Forest



Bluebell  
Railway  
Footpath

Map is not to scale and indicative only. Road travel times are approximate.



# Life in Cophthorne

Cophthorne has long been a popular place to settle down, with its laid-back atmosphere and excellent road and rail links to London and Brighton.

Surrounded by nature and yet just a stone's throw from the capital, Cophthorne is the ideal place for families, first-time buyers and downsizers, to put down roots.

Bringing convenience together with a timeless appeal, the village has plenty of local amenities for residents to enjoy including a post office, shops, village hall and a golf course.







## Sustainable travel

Connectivity to the local area is so important to us. That's why we've created an integrated network of environmentally-friendly and sustainable travel and transport methods at Heathy Wood.

For us, it's about getting people moving around and integrating with the local area. The cycleways, pathways and dedicated bus routes will help the new residents of Heathy Wood do this, without needing to use their cars.



# The woodlands

The ancient woodlands of Copthorne have been present for more than 400 years and there are a number of species, as well as native flora and fauna, that call Heathy Wood home.

As part of St. Modwen's commitment to being a sustainable developer, we are retaining most of the ancient woodland that surrounds the development so that the new residents of Heathy Wood can enjoy all the wonders it has to offer.

To help maintain the woodland, we have also developed a management plan to enhance its value and ensure the protection of the species that live there.





# Protecting our smallest residents, the dormouse

Heathy Wood lies between two ancient woodlands, and dormouse have been recorded in both areas. Dormice are arboreal, meaning they live up in the canopy of the trees.

To create the new community of Heathy Wood, footpaths and roads have been installed on the woodland links and, while not being ancient woodland, this does interrupt the

travel of dormouse from one site of ancient woodland to another.

To make sure the dormouse's homes are protected, we are creating a crossing five metres high, branched between two canopies, in order to prevent isolation, encourage population for the species and so they can move between each area of woodland.

# The beautiful homes of Heathy Wood

It's not just about the design of our homes. It's our vision of a lifestyle.

It's about the cosy Sunday mornings waking up to the warm light of the sunrise pouring through our tall windows, or the sense of freedom and space that our high ceilings create.

It's about the safety and security you feel from the protection of the smart technology we include in every home, and knowing that when you go out, the heating will take care of itself.

From the big things, like integrated appliances, to small things, like soft-close doors and drawers in our kitchens, your new home at Heathy Wood is everything you desire and more.









# HOUSETYPE RANGES

**Core by St. Modwen**

**Epitomising everything we have come to understand, Core is our timeless range of familiar house types - with small architectural changes unique to Heathy Wood.**



Sustainable, smart and efficient, with a specification that soars above. Our Core range is a range for the buyer that embraces 'new'.

Whether it's your first home, or you're taking the next step in your home buying journey, Core delivers everything you've dreamed of in a new home. A gentle mix of our contemporary aesthetic and classic architectural concepts, Core is the culmination of everything we have learned about our home buyers. From our trusted and popular house types to the comprehensive choices we offer in our bathrooms and kitchens, Core is the beating heart of Heathy Wood.



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# HOUSETYPE RANGES

**Pure by St. Modwen**

A new range of homes featuring striking architectural details and even more individuality, perfectly designed for the creative and curious.



With house types developed by architects and interior designers, our Pure range offers homes that are completely different from anything else you may have seen.

From bold exterior brick detailing, to contemporary interior choices, Pure is for the home buyer that wants to stand out from the crowd. Embrace the future at Heathy Wood.



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## Thoughtful design at the heart of our homes

We design our homes around the people who will be living in them for years to come and from the feedback we've had from existing homeowners.

Thoughtful design is at the heart of what we do at St. Modwen and it affects how we build our houses, our thinking on sustainability and community integration, and appreciating the essence of what makes a home and a thriving community.





# Our commitment to the community

At Heathy Wood, we're helping to shape a whole new community. We will deliver over £7 million in community contributions to benefit those living at Heathy Wood as well as local residents living in Copthorne. This could include providing land for a new primary school and a site for a new doctors surgery, as well as a financial contributions towards education, the redevelopment of East Grinstead library, public transport, local sports facilities and the improvement of the community hall facilities in Copthorne.









**ST.MODWEN**

## About us

**Our business purpose at St. Modwen is changing places,  
creating better futures.**

We transform, optimise and improve and our purpose is to give new meaning to those communities we live in and serve and to the environments we develop. Turning spaces into places that allow generations of people and communities to thrive requires considered thoughtful design of the environment in which people live.







ST.MODWEN