

NEW MONKS PARK  
LANCING

# New Monks Park

Lancing

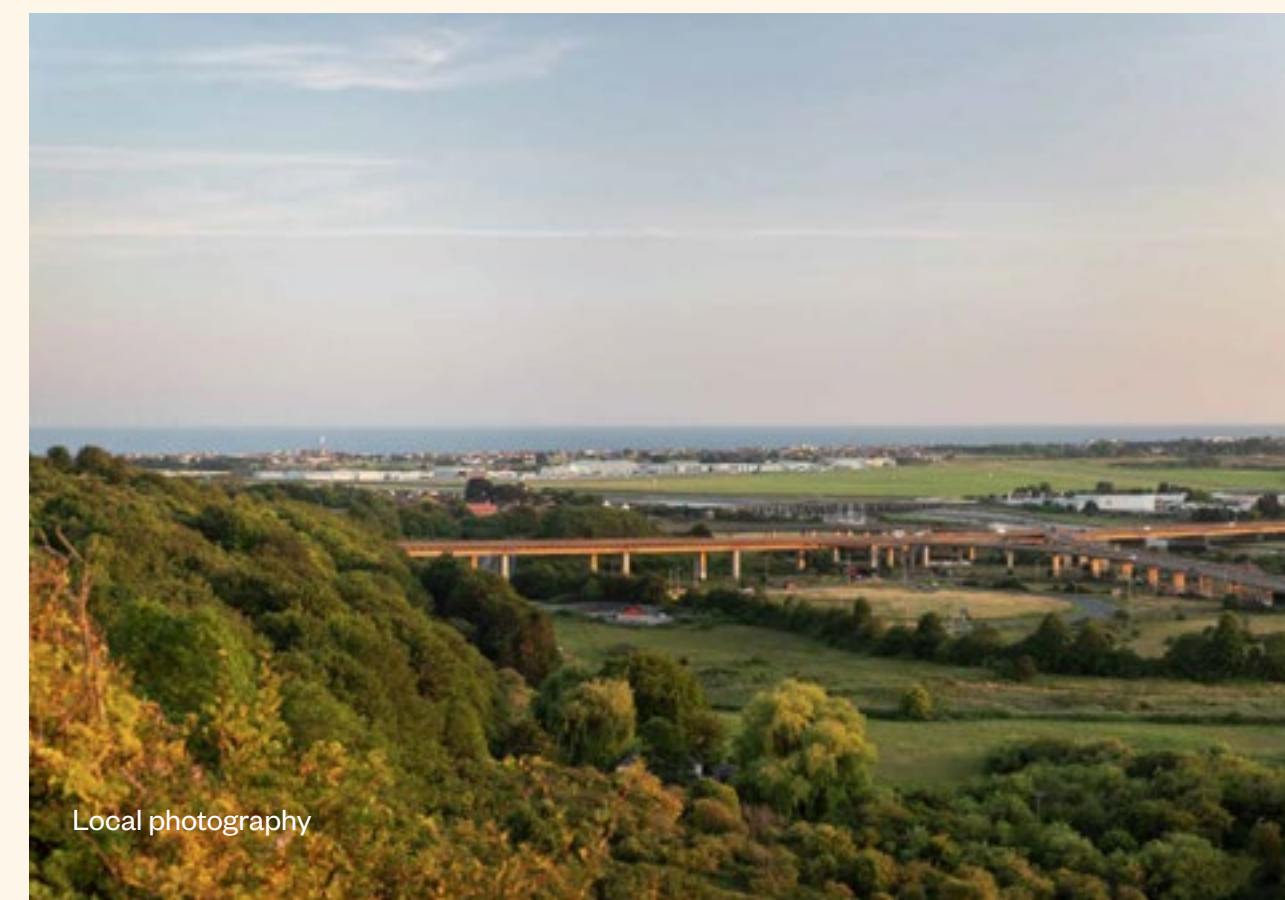


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# The best of coast and countryside

A vibrant and welcoming new community is taking shape at New Monks Park, in one of West Sussex's most sought-after locations. Just a mile from the coast, and with glorious countryside all around, New Monks Park is perfectly located, a short stroll away from the centre of Lancing. It's a completely new neighbourhood, with its own community hub, school and even a country park – and it could be the perfect place to call your new home by the seaside.



# Beautiful homes in a delightful setting

With the first phase of New Monks Park already snapped up, our second phase offers you a range of 2, 3 and 4 bedroom homes to suit all life stages – from first time buyers to growing families, upsizers and downsizers. Each of our designs features light filled and spacious living spaces with flexible layouts, well-proportioned bedrooms and high quality specifications throughout...along with attractive exteriors and gardens in a superbly landscaped setting.



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# A breath of fresh air

With its airy, tree-lined boulevards, communal green spaces for play and relaxation and a brand new 52-acre country park, New Monks Park invokes a sense of well-being for all. Explore the walking and cycle paths and pocket parks close to home... take in the sea air and water sports just minutes away along a beach that stretches for 10 miles... engage with nature at the Lancing Ring reserve... or get out into the rolling hills and verdant landscape of the South Downs National Park.



# Enjoy the good life in Lancing

Lancing nestles on the coastline between Worthing and Shoreham-by-Sea and is ideally located for enjoying the best of Sussex life. It's a large village with everything you need close at hand, from big name stores and supermarkets to independent shops, sports facilities, a station and plenty of bars, cafes and restaurants. All within walking distance – and with a major retail park in Worthing, a modern shopping centre in Shoreham and Brighton less than 10 miles away. Perfect!



# First class for education

Lancing has a respected name for education, and not only for its celebrated independent college: it also prides itself in having several primary schools rated Good or Outstanding by Ofsted. Seaside Primary School, The Globe Primary Academy and North Lancing Primary School will soon be joined by the new primary planned at New Monks Park. At secondary and sixth form levels The Sir Robert Woodward Academy is rated Good - and Sussex University is a short journey away in Brighton.



# Artists Illustration of New Monks Park and surrounding areas







# Family fun on land and sea

Life on the Sussex coast means you're never short of fun filled family days out – from larking about on the beach to sailing or windsurfing, strolling along Worthing pier or popping along to enjoy the delights of Brighton while exploring The Lanes, Marina and the sea front.

The South Downs National Park offers you a stunning variety of things to do, stretching from coast to rolling hills and endless activities and attractions to discover come rain or shine.

[Click here to find out more about the local area](#)



# Places to go



**Eating out** – take in panoramic sea views and great food at award winning The Perch on Lancing Beach, enjoy tea and cake at The Vintage Tea Room – Lancing’s ‘hidden gem’ – and sample some fine ales and gins at Stanley Ale House.



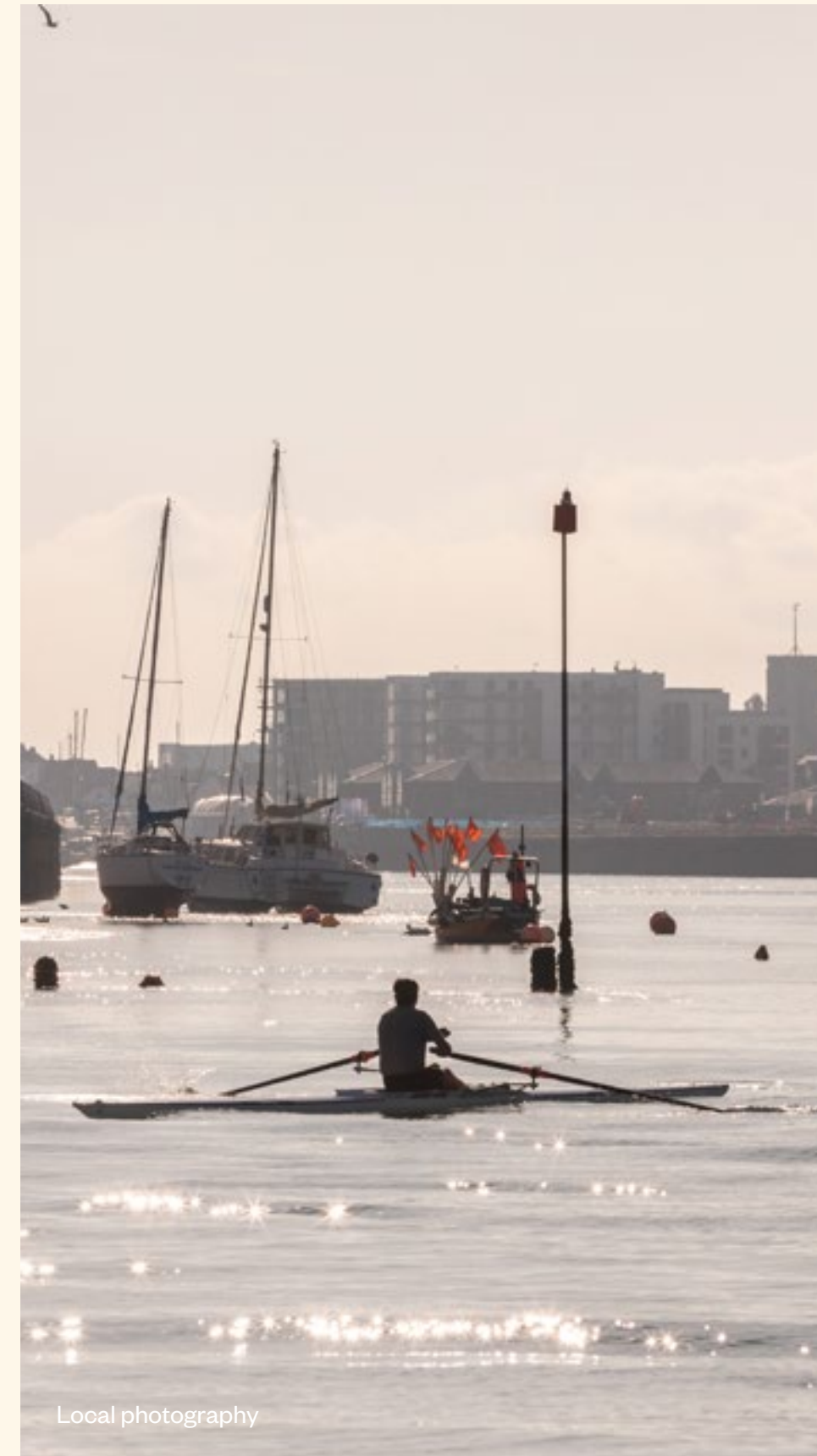
**Sports and leisure** - enjoy sailing, surfing, flyboarding, kitesurfing, wakeboarding, cycling and strolling along the beach, or maybe a round of golf at one of the 15 local courses.



**History and heritage** – Lancing College Chapel is a breath-taking example of Gothic Revival design, Brighton’s Royal Pavilion is a must and historic Chichester is within easy reach.



**Parks and nature** – as well as your own Country Park at New Monks, explore Lancing Ring – a nature reserve run by the Woodland Trust – and the wonderful Widewater Lagoon, parallel to the beach.





Local photography



Local photography



Local photography



**Entertainment and culture** – family events on Lancing Beach Green, cinema, theatre, gigs, nightlife, galleries and museums in Brighton and the celebrated Connaught Theatre and Cinema in Worthing: there's plenty for all ages and tastes to enjoy.



**Shopping** - Lancing is well served for shopping, including an Asda and Co-op and a great garden centre. Worthing hosts Lyons Farm Park and the Guildbourne Shopping Centre and in Shoreham you'll find Holmbush Shopping Centre and award-winning Farmers Market.



**Family days out** - there's a huge range of attractions along the coast: the Mary Rose and Historic dockyard at Portsmouth, Fishbourne Roman Palace near Chichester for instance, or closer to home the Mermaid School on Lancing beach.

Click here to find out more about the local area [➤](#)



# Getting around



By foot: Lancing's North Street shops, village centre and the New Monks Park amenities are all within easy walking distance, with the railway station less than a mile away.



By bus: services from close New Monks Park run to all areas of Lancing and beyond.



By car: access to the A27 is less than half a mile away, taking you along the coast in both directions for fast connections inland to all the major centres and on to London. Gatwick is 32 miles up the road.



By train: you can commute direct to London Victoria in under 90 minutes, and to local towns in minutes, with Brighton just over 20 minutes away.

[See a detailed view of the area and get directions](#)



Journey times are approximate. Train journey times are accurate as of January 2023 and are sourced from thetrainline.com

# Superbly connected



## On foot

- North Road Shops – 0.6 miles
- The Stanley Ale House – 0.7 miles
- The Globe Primary Academy – 0.8 miles
- Lancing Train Station – 0.9 miles
- Gardner & Scardifield Garden Centre – 1.0 miles
- North Lancing Primary School – 1.0 miles
- The Sir Robert Woodward Academy – 1.1 miles
- Vintage Tea Rooms – 1.1 miles
- Lancing Beach – 1.2 miles
- The Perch on Lancing Beach – 1.2 miles



## By car

- Lancing Ring – 1.3 miles
- Seaside Primary School – 1.3 miles
- Brooklands Pleasure Park – 1.8 miles
- Widewater Lagoon – 2.0 miles
- Lancing College – 2.5 miles
- Swiss Gardens Primary School – 3.6 miles
- Worthing Shopping Centre – 4.5 miles
- Shoreham Harbour – 4.8 miles
- Brighton – 9.6 miles
- Chichester – 22.5 miles



## By rail from Lancing Station

- Worthing – 4 minutes
- Shoreham-by-Sea – 5 minutes
- Brighton – 21 minutes
- Chichester – 31 minutes
- London Victoria – 1 hour 28 minutes

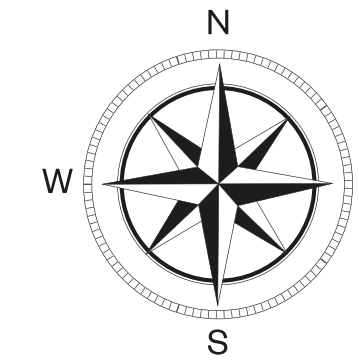
See a detailed view of the area and get directions



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# New Monks Park

## The development - Phase 1B



- 
**The Kopfield**  
 4 bedroom detached home
- 
**The Lulworth**  
 4 bedroom detached home
- 
**The Oatvale**  
 4 bedroom detached home
- 
**The Jayfield**  
 4 bedroom semi-detached home
- 
**The Hurwick**  
 3 bedroom detached home
- 
**The Gosford**  
 3 bedroom semi-detached/terraced home
- 
**The Himscot**  
 3 bedroom semi-detached home
- 
**The Dinford**  
 2 bedroom semi-detached home
- 
**The Guydon**  
 2 bedroom semi-detached home
- 
**Saxon Weald**  
 Shared Ownership
- 
**Saxon Weald**  
 Housing Association



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Sub Station.

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View our interactive siteplan for our latest availability 

# Choose the home that's right for you



**The Hurwick**  
3 bedroom  
detached home



**The Lulworth**  
4 bedroom  
detached home



**The Jayfield**  
4 bedroom  
semi-detached  
home



**The Kopfield**  
4 bedroom  
detached home



**The Oatvale**  
4 bedroom  
detached home



**The Gosford**  
3 bedroom  
semi-detached/  
terraced home

[Click here for current availability and prices](#)



[See our Virtual Tours](#)





**The Himscot**  
3 bedroom  
semi-detached  
home



**The Guydon**  
2 bedroom  
semi-detached  
home



**The Dinford**  
2 bedroom  
semi-detached  
home



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[Click here for current availability and prices](#)



[See our Virtual Tours](#)







# In the community

Not only will New Monks Park be a whole new neighbourhood, it will build on the Lancing community. When you have found your dream home, here are some examples of who you will find in your new local community and local businesses you can support.

## The Village Florist

With a combined floristry experience of over 60 years, The Village Florist covers all aspects of floristry and is often referred to by locals as 'Lancing gardens' due to its extensive and colourful plant and flower frontage. Alongside the traditional offering, the shop also stocks a range of gift items, balloons and other party adornments.

The four owners are Debbie and Leanne (mother and daughter), and Jo and Trevor (husband and wife). Each came from different working backgrounds before joining forces to take over the village's former flower shop in 2011. Forging their collective experience to refine and develop the business, they are enormously proud of their offering.

“ We are a close-knit team of six, all of which live in the local area. In Lancing itself, we have a loyal, caring and extremely supportive customer base. By catering for important life events such as babies, anniversaries and sending sympathies, we play a vital role in the community. This has been particularly important amidst the current climate; and as such, we've been proud to continue serving our customers and help keep people feeling connected. ”

*Leanne Butcher, Co-owner*



# In the community

## Dave Brown & Son, Butchers

This purveyor of quality meat has been run by the Brown family for more than 50 years. Dave Brown took over the business in 1988 and it is his son, Stuart, who now runs the business and greets customers each day.

A traditional butcher, the shop sells a good variety of meat products including barbecue packs, weekly hampers, homemade sauces and pies.

Offering free local home delivery, the family's services have been greatly valued during the pandemic and the business has diversified to offer all the essentials a local resident might require, namely fruit and veg, milk, bread, eggs and even a deli range.

“ I've lived in Lancing all my life and started working in our shop 30 years ago. The pandemic has shown us that a strong community spirit is important, and you really get that in Lancing. It's friendly and everyone seems to know one another and help each other out. Everything you need is right on your doorstep – even the South Downs and the sea. ”

*Stuart Brown, Business owner*



# In the community

## Gardner & Scardifield

Gardner and Scardifield is a family business which was established in Lancing nearly 100 years ago. Over time, it has grown considerably and today consists of a formidable group of DIY suppliers, builders' merchants, a garden centre and electrical wholesalers, employing over 160 people from the local area.

Whilst it may have grown over the decades, it has always remained Lancing's trusted traditional ironmongers, selling screws, bolts, tools, plumbing parts, widgets, and everything besides.

It prides itself on being a community-based business, providing customers with great service thanks to its long-serving local team and actively engaging with worthy causes in Lancing and beyond.

“ For Gardner and Scardifield, Lancing is where it all began. Being a vibrant village, it is home to a range of active community groups, charities, projects and sports clubs. We actively support many of these organisations wherever we can so that we can help to enrich the local area for all who live and work here. ”

*Mat Allum, Manager*



# In the community

## Sussex Mermaid School

Trained swimming teacher Ann Dieckmann offers a more unconventional service. The Sussex Mermaid School, run out of Ocean View Diving Services, provides those from near and far with the opportunity to don a fin and tail and channel their inner mermaid.

Established in 2018, Ann came up with the idea as a means of raising funds in partnership with the Brighton and Hove Soiree Rotary Club.

The qualified mermaid instructor caters for children's parties, hen dos and parent and child photo shoots, alongside traditional 121 swimming tuition, with all profits donated to improving the lives of children in Zanzibar.

“*I've lived in Lancing since 2011, having moved from Brighton. Living on the beachfront, I've found Lancing offers a less frantic way of life – however you can still make the most of Brighton, Hove and Shoreham which are all close by. Living here, you also get to experience different worlds; the Downs are beautiful for walking and the beach is a premier spot for water sports such as kayaking and kite surfing.*”

*Ann Dieckmann,  
Head Mermaid of Sussex Mermaid School*



Photography from a previous Cala development



Photography from a previous Cala development

# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

[Click here to view the specification](#)



Photography from a previous Cala development



This image includes upgrades at an additional cost



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Photography of Audley Chase

# What our customers say

“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home.

I can’t speak highly enough of the Cala team. The end-to-end management has been

exceptional. Looking back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

Beau Steele,  
Purchaser at Audley Chase

See more customer stories, reviews and ratings >



# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



[Click here to find out more about the top reasons to buy new](#)



# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the icons below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development





# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.


As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





# Welcome to your new home

New Monks Park,  
Hayley Road, Lancing,  
West Sussex, BN15 9HG

[Click here to arrange your viewing](#)



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