



MOWBRAY®

WEST SUSSEX

BRILLIANT NEW HOMES,
A BRIGHT NEW VILLAGE

MOWBRAY IS A NEW AND VIBRANT COMMUNITY IN
THE HEART OF WEST SUSSEX. A HOME FOR FAMILIES
AND FRIENDS: A PLACE TO GROW, A PLACE TO FLOURISH,
A PLACE TO WORK, TO LEARN, TO PLAY.

WITH A SCHOOL, PLAYING FIELDS, SHOPS AND COMMUNITY HALL,
PONDS, ORCHARDS AND STREAMS, AND THE EVER ENGAGING
HORSHAM AS NEIGHBOUR, IT IS A PLACE TO BE PROUD OF.

BEAUTIFULLY PLANNED AND DESIGNED, MOWBRAY IS A SUSTAINABLE
AND WARM HEARTED NEW VILLAGE FOR ALL.

BUILT TODAY, AND DESIGNED FOR TOMORROW.

SET IN THE IDYLIC WEST
SUSSEX COUNTRYSIDE,
A STONES THROW FROM
THE HEART OF HORSHAM,
RUSPER AND WARNHAM,
MOWBRAY IS A NEW
COMMUNITY INTEGRATED
INTO ITS DELIGHTFUL RURAL
LANDSCAPE



Leonardslee Lakes & Gardens in Horsham



RUSPER ROAD

SCHOOL

SPORTS HUB

FURZEFIELD

HAWKSBOURNE

CHENNELSBROOK

FIND OUT MORE

SUPERMARKET

VILLAGE CENTRE

THE ISLAND

THE MOATHOUSE

WALDELSIDE

RYDERBROOK

RUSPER ROUNDABOUT

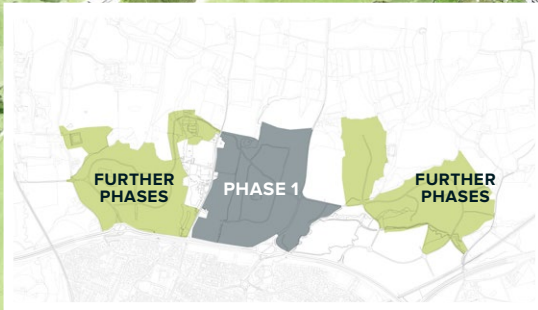
HURLAND

THE ORCHARD

A264

WATERSIDE WALKWAY

OLD HOLBROOK ROAD



Artists impression of phase one at Mowbray

A young child with light hair, wearing a blue turtleneck sweater and blue jeans, is seen from the side, reaching up to touch a large, vertical pile of autumn leaves. The leaves are in various shades of brown, orange, and yellow. The child is standing in a grassy yard with a blurred background of trees and a fence. The overall scene is bright and sunny, capturing a moment of playful interaction with nature.

BUILT TODAY,
DESIGNED FOR TOMORROW

LIVING AT MOWBRAY

With a wide variety of essential amenities, immediate access to stunning countryside and easy access to Horsham town centre, Mowbray perfectly blends the benefits of modern living with the natural beauty of West Sussex and its rich and charming character.

Across the village there will be a variety of housing types for families, couples, individuals and friends of every age.

Immerse yourself in everything that this beautifully planned and designed neighbourhood has to offer, and become part of the brand-new Mowbray community.

FIND OUT MORE





SHAPING FUTURES

Mowbray will accommodate a range of learning requirements across the community's all-through school, with provisions for early years learning, primary, as well as secondary education.

Bohunt Horsham, which sits in the heart of the new neighbourhood, welcomed its first class of Year 7s in 2019, and plans to open to Reception students in 2024, commencing its primary education phase.

Bohunt's interest in nurturing well-rounded young people guides its attention to arts and culture, and reflects the vision of Mowbray to build an inclusive community where all can reach their potential.



BOHUNT

FLOURISH
MOWBRAY
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SPORT AT MOWBRAY

Opportunities to enjoy physical activity at Mowbray are endless, with the neighbourhood's extensive outdoor recreation facilities at your disposal.

Mowbray's anticipated sports provisions include mountain bike trails, a skate park, football pitches, as well as a sports pavilion, community centre with badminton court and multi-use games areas.



SHOPPING AT MOWBRAY

With both a proposed substantial supermarket and a collection of smaller shops within the neighbourhood at Mowbray, you will never have to travel far for groceries and daily essentials.

Enjoy the integration of convenience with natural beauty as you stroll down tree-lined footpaths on your way to buy fruits, vegetables and newspapers. With ease of access to all its amenities, the whole village is criss-crossed with paths for pedestrians and cyclists alike.

Just a 10 minute drive away, residents at Mowbray also have access to Horsham's wide variety of shops and eateries including John Lewis, an Everyman cinema and Waitrose.



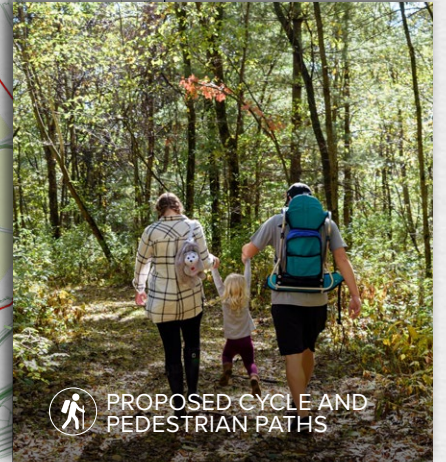
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COMMUNITY AT MOWBRAY

Invested in enabling its community to flourish, Mowbray provides for the interests of all ages, and for those in all phases of life. With learning facilities; allotments and community spaces; as well as abundant access to landscaped open spaces, a future at Mowbray promises adventure. The Mowbray neighbourhood is not just a place to live, but a community in which to thrive.





- SITE BOUNDARY
- EXISTING CYCLE NETWORK
- EXISTING BRIDLEWAY
- PRIMARY ROAD
- PROPOSED EQUESTRIAN ROUTE
- PROPOSED CYCLE AND PEDESTRIAN PATHS

BRILLIANTLY LOCATED

Mowbray sits adjacent to the market town of Horsham and some 32 miles south-west of London. It is close to Crawley, Haywards Heath and Burgess Hill and some 18 miles from the seaside delights of Brighton. It is remarkably well served both by trains and local bus services.





BY ROAD

The nearby A264, A24 and M23 link Mowbray to London and the south coast, while the M25 can be reached in only 25 minutes giving outstanding access to the south of England.

Gatwick	15 mins
Guildford	29 mins
Brighton	40 mins
London	1h 05 mins
London Heathrow	1h 08 mins
Maidstone	1h 12 mins

BY BUS

Crawley	43 mins
Gatwick	51 mins
Leatherhead	52 mins
Guildford	55 mins
Brighton	58 mins

BY TRAIN

Fantastic links from Horsham station direct to London and beyond. Regular trains to Victoria, London Bridge and Clapham Junction take under an hour. The south coast is also extremely accessible with a regular service running daily.

Gatwick	18 mins
Clapham Junction	43 mins
London Victoria	51 mins
Brighton	52 mins
London Bridge	55 mins
Guildford	58 mins

BY PLANE

Mowbray is approximately 15 miles from Gatwick and 40 miles from Heathrow Airport. Express trains from Horsham to Gatwick only take 18 minutes, making traveling for business or pleasure an enjoyable experience.



ON YOUR DOORSTEP

The vibrant and bustling heart of Horsham is situated south of Mowbray. Remaining well-preserved over the years, this remarkable town dates back to at least the 10th century.

Combining its rich history and heritage with a sense of modern living, Horsham has an abundance of independent boutiques, coffee shops, pubs and restaurants to enjoy.

There is something for everyone, with plenty to continually explore and discover. See the sights and visit the historic museum, Horsham Park and make sure not to miss the weekly farmers markets.





EXPLORE YOUR SURROUNDINGS

Living at Mowbray, you can enjoy all that West Sussex has to offer. The neighbouring villages of Rusper and Warnham are home to a number of pretty country pubs, independent shops and village churches.

With West Sussex widely populated with nature reserves, there are numerous spectacular conservation areas to explore. Visit Warnham Local Nature reserve, or the re-wilded Knepp Estate, where you can see diverse bird and animal species.

Travel toward the South Coast for the South Downs National Park, and the attractions of Brighton. Whether it's taking the family on a countryside ramble, a leisurely pub lunch at Rusper's The Star Inn, or spending the day browsing vintage shops amongst Brighton's Lanes, Mowbray's surrounding area has plenty to offer.



Brighton Pier





ECOLOGY AT MOWBRAY

As part of our plans for creating this inclusive new community, we're working with expert ecologists to create a strategy for protecting and increasing the biodiversity on site. These plans will respect and improve the conservation area and the ancient woodland, while also creating new landscaping and open space, to provide a rich and engaging habitat for birds, animals and insects.

SUSTAINABILITY AT MOWBRAY

Mowbray is about far more than building homes, it is about creating a community inspired by its surroundings, which contributes to and enhances existing neighbourhoods and infrastructure, and which provides new places to work and play.





Prince of Wales Henry V, presenting Thomas Hoccleve's, Regement of Princes to John de Mowbray

THE NAME OF MOWBRAY

The Mowbray title is descended from Geoffrey de Montbray, a Bishop who was an advisor to William the Conqueror. The Lord Mowbrays became powerful lords and barons, one of them, William, leading the rebellion against King John and signing the Magna Charta in 1215. William's great grandson John de Mowbray married in 1298, the daughter of William de Broase. Alina brought with her the Rape of Bramber that included the village of Horsham.

The lion is a common emblem in heraldry. It traditionally symbolises courage, nobility, royalty, strength, stateliness and valour. It is the central device on the Coat of Arms of Horsham and is derived from the arms of both the De Braose and Mowbray families, Lords of the Manor during the Middle Ages.



THE MASTER DEVELOPERS

Established in 1836, Legal & General is one of the UK's leading financial services groups and a major global investor, with international businesses in the US, Europe, Middle East and Asia. With over £1.3 trillion in total assets under management (as at June 2021), our purpose is to build a better society, while improving the lives of our customers and creating value for shareholders.

To do this we are investing in long-term assets that benefit everyone from housing to renewable energy – we call it inclusive capitalism.



We are a leading UK house builder. With a commitment to tackling the housing crisis head on, we operate in all major sectors across affordability and life stage in order to meet the UK's long term social and economic need for quality housing for all demographics. Backed by our long-term investment strategies, we are leveraging both traditional and modular construction in order to revolutionise and speed up delivery, building houses to sell and rent, creating vibrant retirement communities and seeking new ways to deliver affordable housing. With a pressing need to ensure that the homes we build are also future-proofed and sustainable, we have committed that all our new homes will be operationally carbon emission-free from 2030.



Photography from previous developments



A PLACE
TO GROW

A PLACE
TO FLOURISH

A PLACE
TO WORK, TO LEARN,
TO PLAY



MOWBRAY[®]

WEST SUSSEX

In partnership with



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