

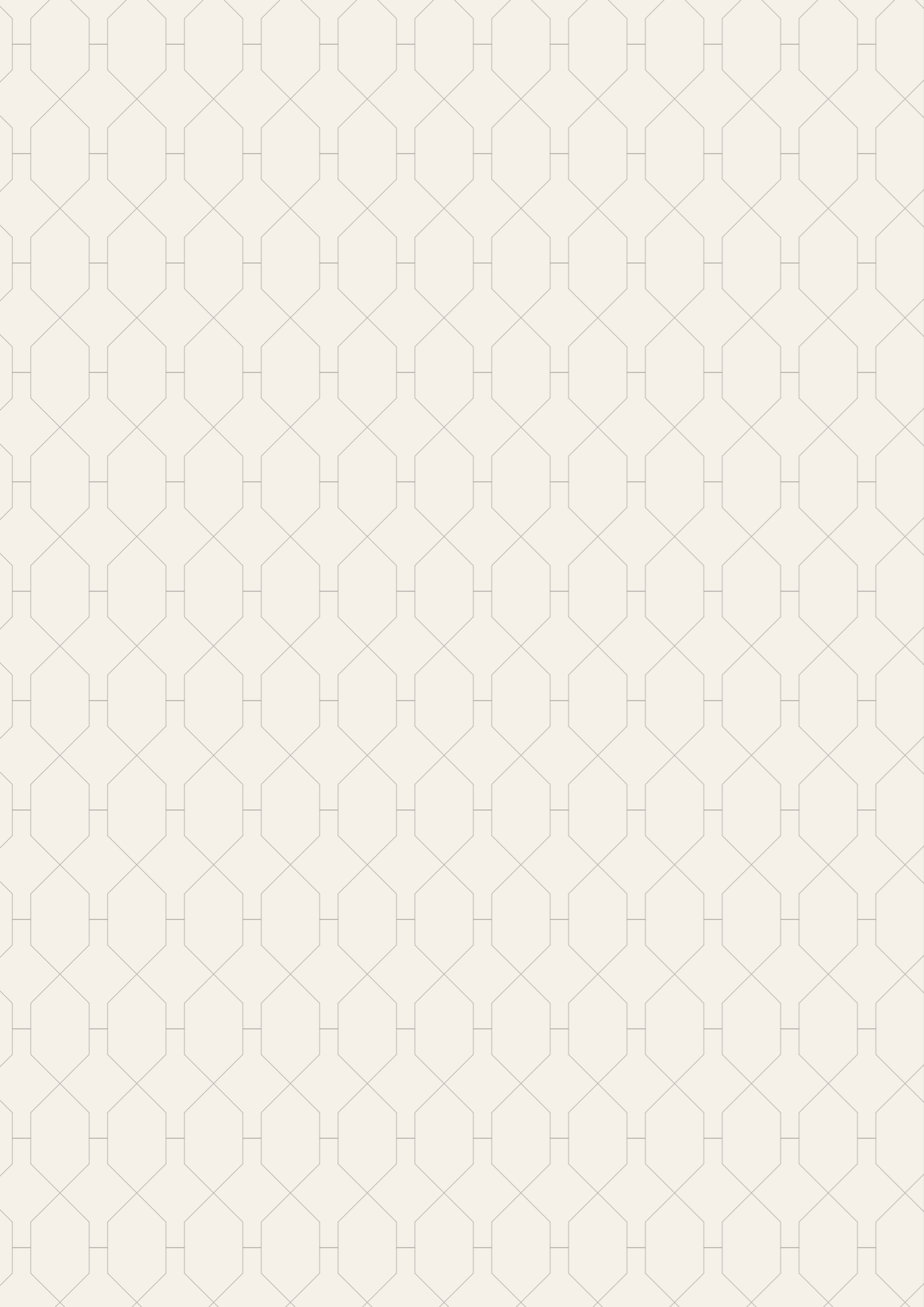
# TEMPLEGATE

Keymer Road, West Sussex

A collection of 2, 3 & 4 bedroom  
**zero carbon** homes



THAKEHAM



*Boldly considered,  
intelligently designed, &  
beautifully built. Discover a new  
way of sustainable living..*





*Welcome to Templegate,  
a brand new community  
of **zero carbon**  
homes in the charming  
Sussex countryside.*

Nestled between Keymer Road and Folders Lane, Templegate by Thakeham is a brand-new zero carbon community where cutting-edge design and stylish living seamlessly intertwine.

Picture beautiful homes that fit perfectly with the landscape and wildlife-rich countryside of Sussex. Surrounded by lush green spaces, hedgerows and trees, with three peaceful fishing lakes and the bustling town of Burgess Hill each within easy walking distance – enjoy having the best of both worlds.

Welcome to a place where zero carbon isn't just a feature; but a new way to help us all play a part in a brighter, more sustainable future.



# Setting a new standard in zero carbon living

At Templegate, we are setting a new standard in the zero carbon revolution with smarter homes that are kinder to your pocket and better for the planet.

Our vision is to forge a path towards a future where sustainability is effortlessly woven into everyday life, effectively tackling the challenges of high living costs and the urgent threat of climate change.

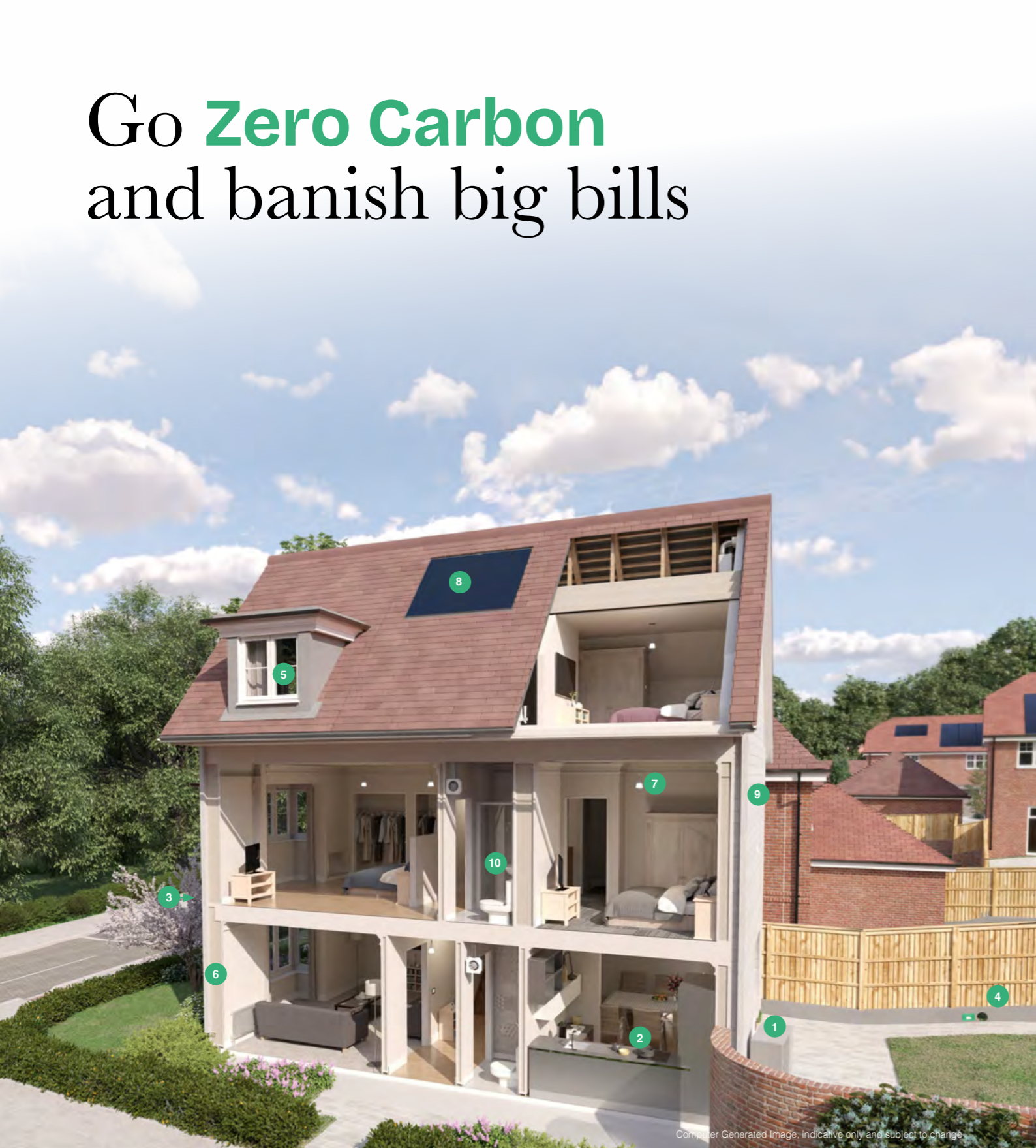
Offering a distinct new way of living, our contemporary two-, three- and four-bedroom homes are designed and built to be more efficient in their use of energy. As a result, they save as much carbon as they produce – making them zero carbon – and therefore minimise ongoing running costs.

Embrace a lifestyle at Templegate that prioritises sustainability without compromising on comfort and style.





# Go **Zero Carbon** and banish big bills



Computer Generated Image, indicative only and subject to change

- 1 Air Source Heat Pump
- 2 Energy efficient appliances
- 3 EV charger
- 4 Hedgehog holes/highway
- 5 Improved air tightness, solar protection & thermal insulation
- 6 Improved insulation
- 7 Low energy lighting
- 8 Solar PV panels pre wired for battery storage
- 9 Swift brick
- 10 Water saving devices & wastewater heat recovery

## How does it work?

Our homes use less energy than regular homes thanks to a combination of renewable energy like PV panels and Air Source Heat Pumps alongside modern appliances, smart controls and programmable systems. Through smart design choices like thermal insulation, water saving devices, improved fabrics and air tightness, our homes waste less energy.

### Air Source Heat Pumps

Air Source Heat Pumps extract heat from the outside air (even on a cold day) to warm your home efficiently, using electricity – and they are up to three times more efficient than modern boilers.



### Energy-generating solar PV panels

PV panels produce enough carbon-free energy during the day to balance out the use of non-renewable energy at night – creating efficiency and offsetting their carbon footprint.



### Controls that put you in charge

Enjoy your moments of calm, reassured by smart, programmable systems that put you in control of energy usage.



You could save up to

**£1400\***

On your energy bills with a zero carbon home.

\*Taken from HBF Watt A Save Report



# ZERO BILLS

*Zero Bills™ is the world-first smart tariff by Octopus Energy, that helps residents live in comfort with zero home energy bills for at least five years, guaranteed.*



Save up to

£2338\*

On your energy bills with a zero bills home.

Computer Generated Image, indicative only and subject to change

1 Extra PV panels

2 Battery

## Zero home energy bills for the next 5 years!

Just under half of our homes at Templegate are also eligible for Zero home energy bills\* through our partnership with Octopus Energy.

It's our latest effort to make living in your new home as energy and financially efficient as possible. By installing extra PV panels on the roof and a battery in your home, all of that precious solar power derived energy can be stored for whenever you need it, or better still, the excess energy can be sent to the national grid, when it needs it most.

All this is optimised by Octopus tech to keep you warm at no cost. You'll always be in control of your comfort. Just set your home heating preferences using Octopus' handy, hassle-free app – and they'll take care of the rest.



\*Zero Bills includes a generous Fair Use Allowance – around twice your home's expected yearly usage and just a heads-up EV charging is billed separately. Fair usage limits, terms and exclusions apply. Visit [octopus.energy/zero-bills-home](https://octopus.energy/zero-bills-home) for more details.





# Near the heart of a vibrant *community*

Burgess Hill is a vibrant Sussex town perched on the slopes of the South Downs National Park, an Area of Outstanding Natural Beauty, recognised for its gently rolling chalk hills.

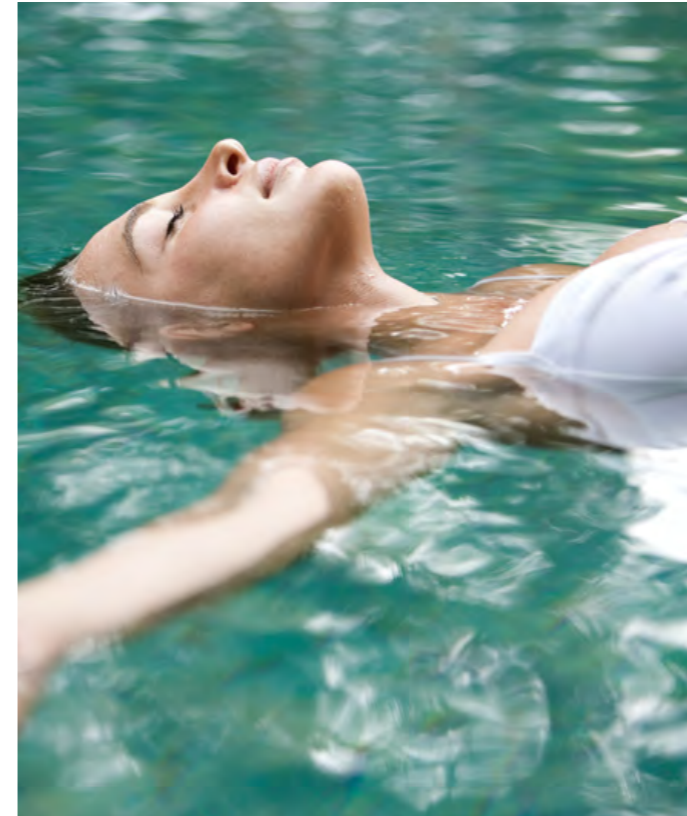
It's easy to appreciate why being so close to Burgess Hill makes Templegate such a sought-after location. An easy cycle ride or 15-minute walk takes you along tree-lined paths into town, where you'll find a great range of shops, amenities, medical centre, restaurants, cafés, bars and pubs and the mainline train station.



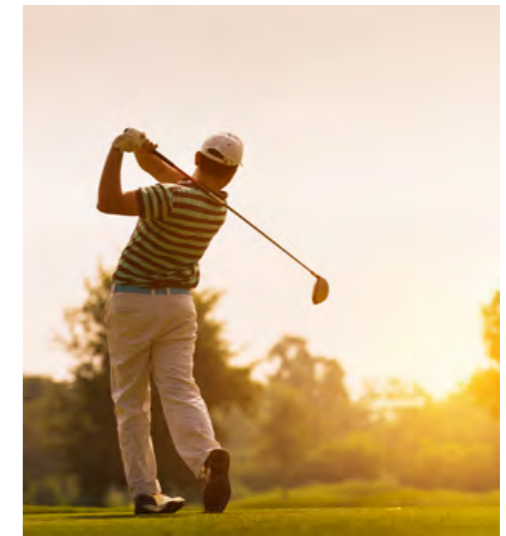




Visit parks, sports clubs and leisure facilities, including The Triangle, complete with swimming pool and open-air lazy river.



Practise your swing on the three-par course at the Burgess Hill Golf Centre, or watch the latest films in the Orion Cinema with its charming Art Deco façade.



Explore the newly opened library, thoughtfully designed with the community in mind. Discover a tranquil haven brimming with endless knowledge and opportunities for curious minds to delve into.





Sussex countryside from Ditchling Beacon

# Rural adventures at every turn

We build beautiful homes where people love to live, carefully balanced with plenty of play spaces, and open countryside where nature thrives.

Whether you're a hiker, cyclist, beach bather, picnicker, dog lover or just want to get away from it all, there is something for everyone to discover.

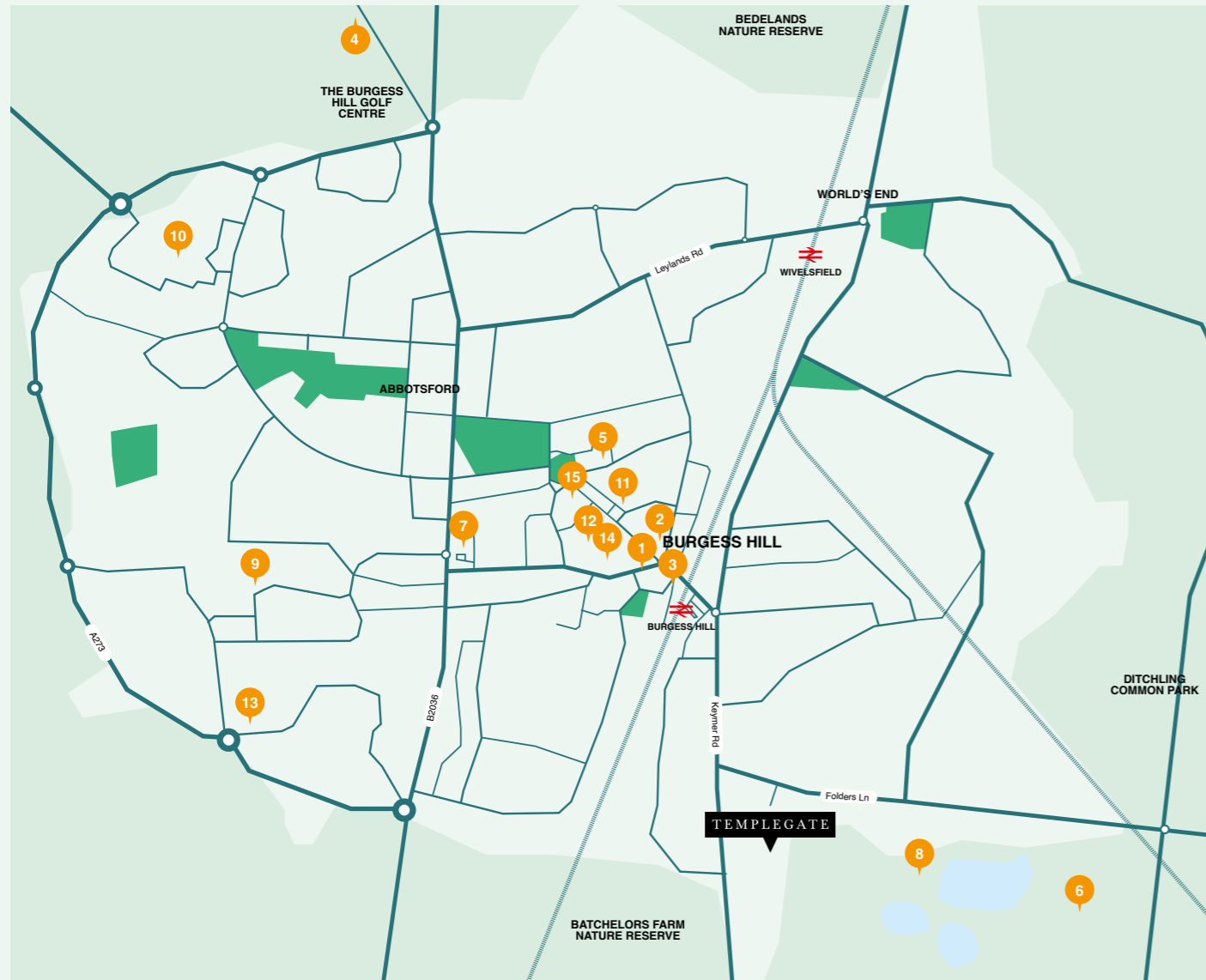
Explore the fields and woods of nearby Ditchling Common, stopping by the picturesque duck pond. Treat yourself to a wine tasting tour and meal at the nearby Ridgeview Wine Estate. There's also the National Trust Ditchling Beacon, the highest point of the South Downs.

The Jack and Jill Windmills in Hassocks is a popular spot for star gazers on clear nights. Professional anglers can hone their casting skills in the pristine, well-stocked lakes at Wintons Fishery. And Nightingale Meadows & Bachelor's Farm nature reserve is perfect for picnics by the little fruit tree orchard near the famous water tower.





# From Brighton to London, everything you need on your doorstep



Templegate is in a semi-rural location – blending into the surrounding landscape – while still offering all the convenience of being located 39 miles south of London and 10 miles north of Brighton and Hove. There's also plenty of local transport to other nearby towns: Worthing, Crawley, Haywards Heath, Lewes and Chichester.

## TRAVEL & CONNECTIONS



### Bus

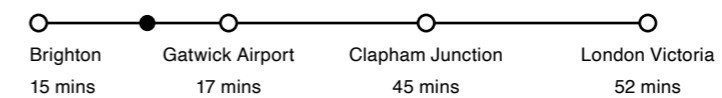
Regular buses at local stop on the corner of Greenlands Drive and Keymer Road. Connect Burgess Hill to Newick, Uckfield, Haywards Heath and Lewes.



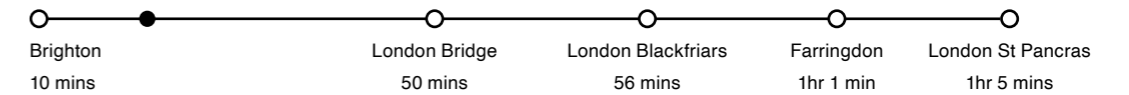
### Train

Burgess Hill station 0.7 miles 17 mins walk / 7 mins cycle

Southern

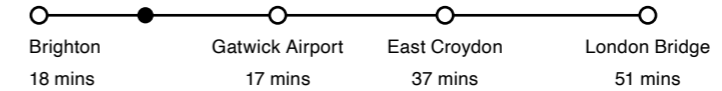


Thameslink



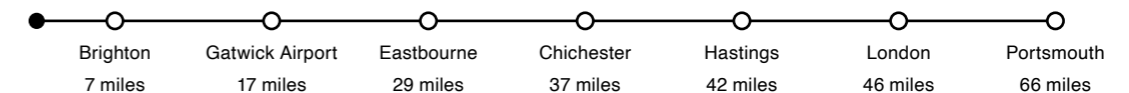
Wivelsfield station 1.6 miles 37 mins walk / 10 mins cycle

Southern



### Road

Further afield The A23 and A272 are easily accessible from Burgess Hill



## EATING & DRINKING

1. Yaprak 0.7 miles
2. Masala Club 0.7 miles
3. The Railway 0.8 miles
4. The Oak Barn & Restaurant 2.4 miles
5. The Mercantile Adventurers 0.9 miles

## LEISURE & INTERESTS

6. Ridgeview Wine Estate 1.6 miles
7. Pure Gym 1.3 miles
8. Winstons Fishery 0.8 miles
9. Jumpin Fun Inflatable Park 1.7 miles
10. The Triangle Leisure Centre 2.4 miles

## LOCAL AMENITIES

11. Orion Cinema 0.8 miles
12. Waitrose 0.9 miles
13. Tesco Superstore 2.3 miles
14. Boots Pharmacy 1 mile
15. Burgess Hill Post Office 1 mile

\*Distances and travel times are taken from GoogleMaps and The Trainline



# Teaching the next generation

Templegate is in the catchment area for highly regarded schools that have been rated 'good' or 'outstanding' by Ofsted. Further education colleges, The University of Brighton and University of Sussex are all in easy reach.

## PRIMARY

Give your children the best start in life with a great selection of schools within easy reach of your doorstep, including St Wilfrid's Catholic Primary School, Birchwood Grove Community Primary School and Southway Junior School.

## SECONDARY AND SIXTH FORM

The local state secondary school is The Burgess Hill Academy. Pupils normally continue their education at nearby colleges: Haywards Heath College, Plumpton College or East Sussex College.

## PRIVATE

Independent schools local to the area include: Burgess Hill Girls School – a boarding school for pupils aged 2½ to 18 years old, Hurstpierpoint College, Ardingly College, Handcross Park Preparatory School and Worth School.











## Make yourself *comfortable*

Make your new house truly yours by infusing it with personal touches that reflect your unique personality and style. Embrace the warmth and sense of belonging as you transform each corner, crafting a space that feels just the way you want it to be.



# Your home, your sanctuary

Inspired to blend the traditional architecture of the surrounding Sussex villages with the luxuries of modern living, Templegate offers a variety of styles and layouts to suit a range of preferences and lifestyles. Whichever property you choose – two, three or four bedrooms, detached or semi-detached, mid- or end-of-terrace – every detail is taken care of. All that's left to do is put your own stamp on your space and make it truly yours.



Your culinary needs are covered with our fully fitted kitchens by Paula Rosa – showcasing energy-efficient appliances, including an induction hob, oven, built-in fridge-freezer, and integrated dishwasher



Immerse yourself in the spacious and elegant interiors that are bathed in natural light and finished to the highest quality, offering the perfect place to relax and entertain.



Find your haven in our bedrooms with fitted wardrobes and dreamy en-suite bathrooms. Enjoy the high-quality craftsmanship and contemporary design of our bathrooms for a touch of luxury.



Simply move in and start enjoying your new home that's brimming with individual character, practical design touches and useful technology.

\* Photography taken from previous Thakeham development







# Making a positive impact starts at home

Thakeham's sustainable design philosophy runs through every aspect of Templegate. A truly inspiring example of working with the existing natural environment.

We've placed bird and bat boxes on homes, created hedgehog holes and highways, protected the most ecologically sensitive areas, and supported a nationally recognised landscape-scale recovery project. New trees and hedgerows have also been planted around the homes – creating a 10% net gain in biodiversity.

It integrates seamlessly with the Green Circle Network which connects wildlife sites around Burgess Hill, allowing wildlife to flourish for the benefit of the community and provides easy access to open spaces via traffic free routes.



Creating 10% net gain in biodiversity



The Meadow Maze at Woodgate



The Martingales at Bookham





## *Creating places we can all be proud of*

*At Thakeham, we have an opportunity and a duty to create amazing places; we are driven by a passion to deliver a legacy for many to enjoy and that we are proud of.*

**Rob Boughton,**  
CEO of Thakeham

Thakeham delivers developments with a focus on sustainable placemaking and enhancing communities. From the quality of our developments to our social responsibilities, we always go the extra mile.

A Thakeham development will always be an asset to its surroundings and the local community. We aim to enhance the quality of life for everyone in the community, not just the people who buy our homes.

We don't just build houses; we are placemakers. We're committed to creating new, extraordinary places, with the highest attention to detail.

We are always aiming for higher environmental standards, both on our developments and in our own working practices.

As a socially responsible developer, we make a positive contribution to the lives of local communities. Essential in bringing people together, we sponsor several local sports teams in the locality of our developments. Our recruitment strategy includes local apprenticeships throughout the entire lifecycle of a development.

At every stage, Thakeham's approach is one that ensures we leave a legacy that everyone can be proud of.



# Our values

We are a housebuilder that looks at things differently.

We know that people need homes that are fit for the future and for future generations. That's why we build houses that have energy efficiency, biodiversity and sustainable community living at their heart.

We want our homes to have green spaces around them. We let the surrounding landscape guide us when planning our developments, biodiversity matters to us - a lot.

We see it being our responsibility as a housebuilder to play our part and to give the people living in our homes a head start when it comes to addressing the climate emergency.

We build homes for all. You'll find a Thakeham home for customers that are privately purchasing and also those that are living in affordable housing. But you won't be able to see the difference, as we build the same high-quality home no matter who is going to live there.

We think about what's best for the people living in the communities we create from day one: schools, green spaces, community hubs – the list is long and so it should be.

We build homes that last. Taking inspiration from their rural surroundings across the south of England. Houses that become homes because of the people that live in them. Homes that create communities.

We do the right thing, because it's the right thing to do. Nothing is ever an afterthought.





“ We love the natural aspect of everything here, like the hedgehog highways that Thakeham includes and Tilgate Forest next door,” said Karis. “When we moved in, Thakeham gave us some hedgehog food and flower bombs to encourage wild flowers to grow locally. There’s an oak tree outside our window which we love and our new garden has already attracted lots of butterflies this summer.

***We feel very lucky to be living here.”***

**Karis Jacobs,**  
Woodgate

“ Everything so far for us has been perfect from Thakeham. Moving to Woodgate is the best decision we’ve made. We believe we have made the perfect move for our little family and ***this feels like our forever home.”***

**Jennifer Dutfield,**  
Woodgate



# The Thakeham Difference

We talk about the Thakeham difference and bring this to life in each development we build. It’s all about the attention to detail. Nothing is overlooked, everything is considered.

Getting it right has always been at the heart of Thakeham. We pride ourselves on the fact that you can feel the quality of build in our homes. We choose to go beyond the standard and create a home that has things you might not always see, but you can feel.

And we make sure they are ‘just right’ with the appropriate level of shine designed with their future owner in mind. There is more space in the house, a larger garden, and we surround our homes with green spaces.

We know that buying a home is a big life event. We share our customers’ pride when they buy a premium new home built by Thakeham.

A lot more care and thought goes into our homes than people realise. They just feel that bit nicer. That’s the Thakeham difference.



We are proud to have been awarded the prestigious HBF 5 star Builder Award.

This is awarded to home builders that achieve above 90% of customers who would recommend Thakeham to a friend.







# TEMPLEGATE

Keymer Road, West Sussex

Templegate is the collective vision of award-winning developer Thakeham, and Aster, one of the South's leading affordable housing providers.

Templegate Sales & Marketing Suite  
Willowhurst, Burgess Hill, RH15 0XT

[thakeham.com](http://thakeham.com) | 01444 300 474



THAKEHAM

ASTER  
GROUP

Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Thakeham reserves the right to amend the specification as necessary and without notice. Information provided about the wider community at Templegate and the overall vision, is subject to the relevant planning approvals. This does not form any part of a contract of sale or warranty. Templegate is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Thakeham to ascertain the availability of any particular property. Information correct at time of Print – April 2024





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