BLAKE'S VIEW

LAVANT • WEST SUSSEX • PO18 0BB

A tranquil village close to the vibrant and historic city of Chichester, eighteen elegant new homes of exceptional character.

ELIVIA HOMES

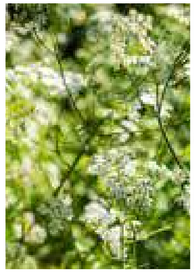
FORMERLY KNOWN AS CRAYFERN HOMES

AND DID THOSE FEET IN ANCIENT TIME
WALK UPON ENGLANDS MOUNTAINS GREEN:
AND WAS THE HOLY LAMB OF GOD,
ON ENGLANDS PLEASANT PASTURES SEEN!

From "Jerusalem" by William Blake (1810)

Set in a landscape that inspired William Blake, one of Britain's finest poets, Blake's View is an outstanding new development with houses and bungalows on the fringes of the West Sussex village of Lavant.

Just two miles north of the historic cathedral city of Chichester, it's a location that combines well connected convenience with a breathtaking natural outlook.



ELIVIA HOMES

FORMERLY KNOWN AS CRAYFERN HOMES

SUNLEY

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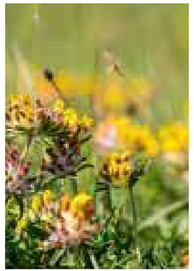
Minutes from Chichester,
metres from the countryside



Made up of Mid, East and the smaller West Lavant, the village of Lavant is actually an amalgam of three historic hamlets. The village takes its name from the river that flows through it and onwards to Chichester and the sea.

Recording a population of 1,656 at the 2011 census, Lavant remains a relatively small village, dotted with a pleasing mix of historic cottages and more recent properties, lending the location a distinct sense of local character. With two pubs, two churches, a village green and C of E Primary School, the village has a strong and diverse sense of community, from young professionals and growing families to older and retired residents.

The village itself sits on the southernmost fringes of the South Downs National Park. England's newest national park, the South Downs was designated in 2010 and stretches 87 miles from Winchester in the west to the coast at Eastbourne – and the iconic cliffs of the Seven Sisters and Beachy Head. Breathtaking vistas of quintessentially English countryside make the South Downs a year-round draw for ramblers, mountain bikers and nature lovers and yet, so vast is this landscape, it's possible to lose yourself in nature without another soul in sight.

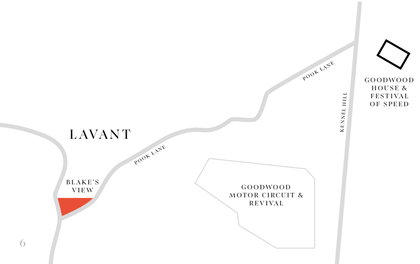
Six miles to the south-west, Chichester Harbour is another of the region's natural gems. This large natural harbour offers a fascinating landscape of infinitely wide expanses and intricate creeks and numbers amongst Britain's most popular boating waters. Here, tidal flats and saltings of outstanding ecological significance are home to some 55,000 birds that visit throughout the year.

With all this natural beauty so close at hand, it's almost a surprise that Lavant is also minutes from one of the south's most historic cities. Chichester dates back to the Roman era and was important in Anglo-Saxon times as the chief city of the Kingdom of Sussex. With a magnificent 12th century cathedral, the picturesque streets of Chichester are steeped in history. Today, it is a thriving, cosmopolitan city, a hotbed of culture, the arts, tourism and leisure. The Chichester Festival Theatre is a flagship UK producing and touring theatre. The city boasts several fine galleries and museums, and its' marinas are home to everything from dinghies to superyachts.

Glorious
Goodwood

Internationally renowned for the summer Festival of Speed and early autumn Goodwood Revival, the 17th century ancestral seat of the Duke of Richmond has become synonymous with performance motoring, both modern and vintage.

The Qatar Horse Racing Festival, also known as "Glorious Goodwood", is another summer highlight and a fixture in social and equestrian diaries.



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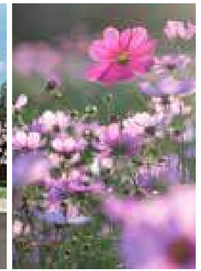
Historic inspiration,
contemporary living



When William Blake, one of this country's finest romantic poets, visited Lavant Lodge in the early 1800s, he was inspired by the idyllic views towards the Trundle, an Iron Age fort on Saint Roche's Hill. Drawing from this inspiration, he wrote "Jerusalem", with its immortal reference to "Englands green and pleasant land". More than two hundred years later, most of the world Blake knew has changed beyond recognition – yet the beauty and tranquillity of the West Sussex countryside surrounding Lavant endures to this day.

In designing Blake's View, the Elivia Homes and Sunley Partnership has sought to capture this quintessentially English sense of place to fashion nine elegant homes of exceptional character, with a further nine affordable homes built adjacent.

The development itself is a paean to unhurried, leisured living in beautiful surroundings. Features such as artisan brickwork, knapped flint and clay tiled roof finishes provide heritage touchstones, chiming with local historical architectural vernacular and embedding Blake's View in its location. Alongside the traditional craftsmanship, cutting edge technology elevates these homes, with impeccable eco-friendly credentials and a host of contemporary creature comforts.

Each property at Blake's View has its own distinct sense of identity, from the exquisite two bedroom bungalows to the imposing four and five bedroom houses, with large, secluded gardens that provide a beautiful backdrop to each of these delightful homes.

Flanked by a wild meadow and pond within the open space, the setting combines bucolic tranquillity and a rural outlook with understated and unfussy elegance. Set on the fringes of the historic village of Lavant, Blake's View is a haven of repose and calm that reclaims a palpable sense of England's green and pleasant land.

Effortlessly stylish and elegantly refined, Blake's View blends historic inspiration with contemporary living to create nine uniquely individual homes.

Please note:
Elivia Homes and Sunley Estates provide many ecological features and enhancements when building new homes. These largely go unnoticed, whilst others might be plot-specific. If you would like to know more about the features specific to your property or the estate in general, please feel free to ask. We will be happy to provide you with this information.

A landscape management plan is in place for the upkeep, maintenance and wellbeing of the open space meadow. This will be managed either by Lavant Parish Council or Blake's View Residential Management Company.

Lavington House
Plot 1

Gross internal - excluding garage
145m² (1565sqft)

Kitchen / Dining / Family Room
8.19m x 5.60m
(28'8" x 18'3")

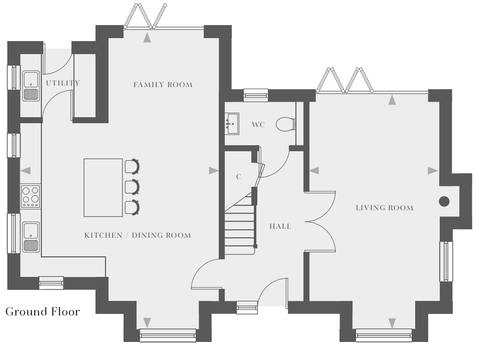
Living Room
6.38m x 3.66m
(20'9" x 12'0")

Garage
6.00m x 3.00m
(19'6" x 9'8")

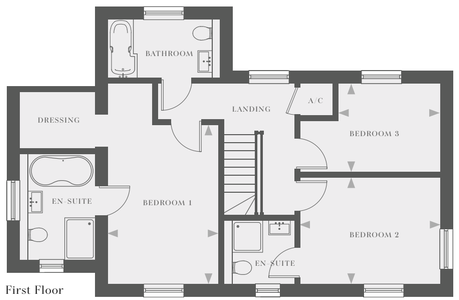
Bedroom 1
5.60m x 3.15m
(18'3" x 10'3")

Bedroom 2
3.92m x 3.00m
(12'8" x 9'8")

Bedroom 3
3.93m x 2.49m
(12'8" x 8'1")



Ground Floor



First Floor

The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature.
All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

Heyshott House
Plot 2

Gross internal - excluding garage
169.5m² (1795sqft)

Kitchen / Dining Room
9.65m x 4.54m
(31'6" x 14'8")

Living Room
6.16m x 3.97m
(20'2" x 13'0")

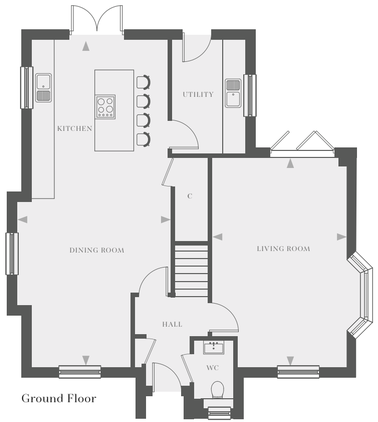
Bedroom 1
4.81m x 3.48m
(15'7" x 11'4")

Bedroom 2
4.14m x 3.48m
(13'5" x 11'4")

Bedroom 3
4.04m x 3.03m
(13'2" x 9'9")

Bedroom 4
3.37m x 3.13m
(11'0" x 10'2")

Garage
6.0m x 5.89m
(19'6" x 19'3")



Ground Floor

First Floor

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The Hartings
Plot 3

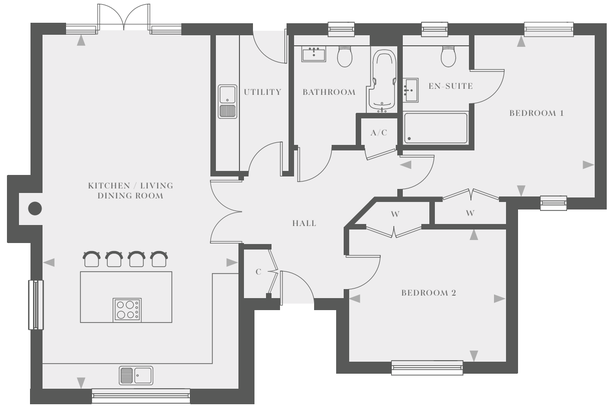
Gross internal - excluding garage
103m² (1110sqft)

Kitchen / Living / Dining Room
8.86m x 4.92m
(29'0" x 16'1")

Bedroom 1
4.86m x 4.02m
(15'9" x 13'1")

Bedroom 2
3.91m x 3.21m
(12'8" x 10'5")

Garage
6.00m x 3.00m
(19'6" x 9'8")



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Bepton Place
Plot 4

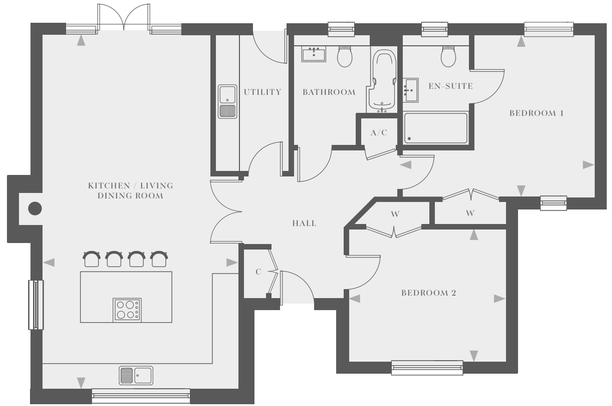
Gross internal - excluding garage
103m² (1110sqft)

Kitchen / Living / Dining Room
8.86m x 4.92m
(29'0" x 16'1")

Bedroom 1
4.86m x 4.02m
(15'9" x 13'1")

Bedroom 2
3.91m x 3.21m
(12'8" x 10'5")

Garage
6.00m x 3.00m
(19'6" x 9'8")



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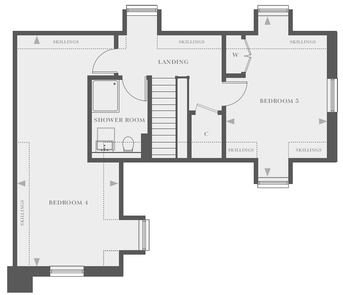
Singleton House
Plot 5

Gross internal - excluding garage 278.8m² (2969sqft)

Ground Floor

First Floor

Second Floor



Kitchen / Dining / Family Room
9.31m x 5.51m (30'5" x 18'0")

Living Room
6.22m x 4.15m (20'4" x 13'6")

Study
3.61m x 3.60m (11'8" x 11'8")

Bedroom 1
5.26m x 3.65m (17'2" x 11'9")

Bedroom 2
3.64m x 3.59m (11'9" x 11'7")

Bedroom 3
3.72m x 3.51m (12'2" x 11'5")

Bedroom 4
8.15m x 4.22m (26'7" x 13'8")

Bedroom 5
6.03m x 3.59m (19'7" x 11'7")

Garage
6.0m x 5.89m (19'6" x 19'3")

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Chidham House
Plot 6

Gross internal - excluding garage
167.7m² (1802sqft)

Kitchen / Dining Room
6.56m x 5.71m
(21'5" x 18'7")

Living Room
7.73m x 3.78m
(25'3" x 12'4")

Study
3.31m x 2.48m
(10'8" x 8'1")

Bedroom 1
4.36m x 2.94m
(14'3" x 9'64")

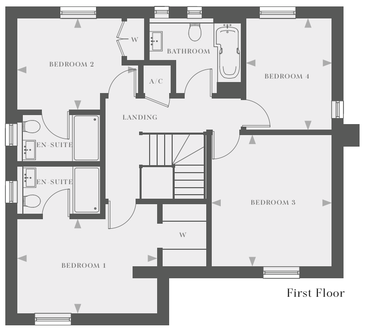
Bedroom 2
3.78m x 2.86m
(12'4" x 9'38")

Bedroom 3
4.12m x 3.77m
(13'5" x 12'3")

Bedroom 4
3.49m x 2.68m
(11'4" x 8'79")

Garage
5.84m x 5.71m
(19'1" x 18'7")

Ground Floor



First Floor

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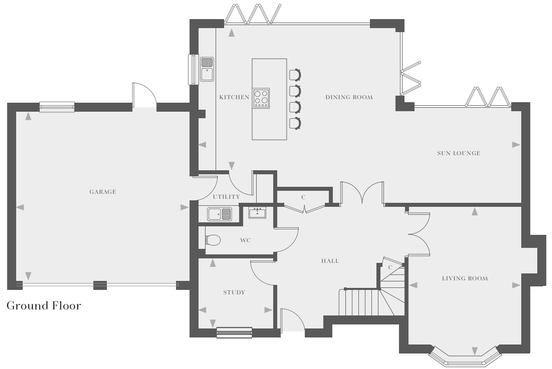
Loxwood House
Plot 7

Gross internal – excluding garage
225.7m² (2429sqft)

Kitchen / Dining / Sun Lounge **11.36m x 4.98m** (37'2" x 16'3")	Bedroom 1 **7.28m x 3.43m** (23'8" x 11'2")
Living Room **5.35m x 3.91m** (17'5" x 12'8")	Bedroom 2 **7.27m x 4.53m** (23'8" x 14'8")
Study **2.64m x 2.56m** (8'6" x 8'3")	Bedroom 3 **3.65m x 3.33m** (11'9" x 10'9")
Garage **6.0m x 5.93m** (19'6" x 19'4")	Bedroom 4 **4.91m x 3.12m** (16'1" x 10'2")



Ground Floor

First Floor

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Milland Cottage Plot 8
Coates Cottage Plot 9

Gross internal – excluding garage
111.8m² (1203sqft)

Living Room
5.56m x 5.07m
(18'2" x 16'6")

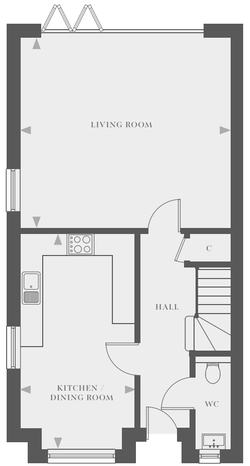
Kitchen / Dining Room
5.73m x 3.03m
(18'7" x 9'9")

Garage
6.00m x 3.00m
(19'6" x 9'8")

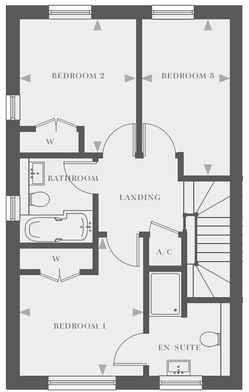
Bedroom 1
3.69m x 3.29m
(12'1" x 10'7")

Bedroom 2
3.56m x 3.11m
(11'6" x 10'2")

Bedroom 3
4.17m x 2.34m
(13'6" x 7'6")



Ground Floor
Plot 8 is shown – Plot 9 is handed



First Floor
Plot 8 is shown – Plot 9 is handed

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With a new home from Elivia Homes and Sunley - the difference is in the detail

The above image is of The Chichester from Neptune, the same kitchen fitted at Blake's View.

Elivia Homes and Sunley Estates have been building exceptional homes for decades. Much has changed over the years, but there's always been one constant – an unerring eye for detail. Just as a chef produces spectacular results by using the very best ingredients, we both believe that by enhancing our specifications, our homes are set apart from the rest.

At Blake's View, you'll find that your hand-made time-less timber Neptune kitchen not only turns heads, but works like a dream. Whilst sumptuous Porcelanosa floor and wall tiling elevate the first impression, thoughtful design details at every turn confirm a hallmark of quality, and top of the range Neff integrated appliances add a touch of luxury.

Bathrooms and en-suites also benefit from Porcelanosa tiling, finished to exacting standards. Another exacting feature afforded as standard, is the underfloor heating throughout the ground floors of all nine properties. Not only does this make for an effortlessly comfortable living environment, it frees up your walls – enabling you to configure your living space and furniture with complete freedom.

With our homes, it's all about the difference.

A management company will be set up to maintain all communal areas, roads and open spaces. A yearly charge is payable, please ask the sales agent for details.

The above image is of The Suffolk from Neptune, the same kitchen fitted at Blake's View.

Specification

Externals

- Timber painted double glazed windows with white internal finish.
- Rear patio with outside tap (cold).
- Fence boundaries, selected plots with boundary walls.
- Block paved driveways.
- Landscaped and turfed gardens.

Internals

- Dulux white emulsion to walls.
- Classic panel smooth grey internal doors with chrome door handles.
- Fitted wardrobes to Bedroom 1 and Bedroom 2.
- Porcelanosa floor tiling to Entrance Hall, Kitchen, Cloakroom, Bathroom and En-Suite.

Bathrooms and En-Suites

- Laufen white contemporary sanitaryware.
- Bristan taps.
- LED down lights.
- Laufen vanity unit with storage below and mirror above to Bathroom and En-Suite (where applicable).
- Porcelanosa floor tiles.
- Porcelanosa half height tiling to Cloakroom.
- Porcelanosa full height tiling to Bathroom and En-suite.

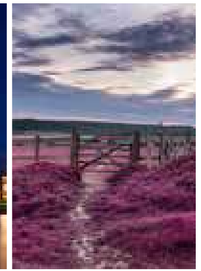
Kitchens

- Traditional hand-made Neptune designed kitchen. Plots 8 & 9 to be Suffolk Range, Plots 1 - 7 to be Chichester Range (colour tbc).
- Quartz work surfaces.
- Integrated appliances to include Neff fridge freezer, Neff Wine cooler (not plots 8 & 9) Neff induction hob, Caple extractor fan above, Neff single oven and single oven/microwave, Neff Integrated dishwasher, Neff free standing washing machine and tumble dryer, (Plots 8 & 9 to have integrated dishwasher and Neff integrated washing machine/dryer.
- LED under wall unit lighting.
- Porcelanosa floor tiles.

Heating, Lighting and Electrical

- Daikin Air Source heat pump which operates heating and hot water. Heat Pump units fixed to external elevations, please ask for further details.
- Underfloor heating to Ground Floor and radiators to First Floor.
- Insulated to latest building regulation standards to create an energy efficient home.
- LED downlights to Cloakroom, Kitchen Area, Entrance Hall, Bathroom and En-Suite. External lights to front and rear entrances.
- Power and light points to Garages.
- TV points to Living areas, and all Bedrooms. USB / power sockets to Living areas, and all Bedrooms.
- CAT6 sockets to Living Room, Study (if applicable), Bedroom 1 and smallest Bedroom.
- Electric car charging supply to Garage (electric charging unit to be purchased as an extra).

Leisure and entertainment,
right on your doorstep



The beautiful South Coast lies just under 14 miles away from Lavant. The Solent itself is a globally renowned maritime playground, favoured by yachtsmen and watersports enthusiasts, as well as being the gateway to Portsmouth and Southampton's international ferry ports.

The golden sands of West Wittering's Premier Blue Flag beach is often regarded as one of the best in the UK. With the highest water quality and excellent facilities, it's the perfect place for family days out and can be reached in just under half an hour's drive from Blake's View.

A little further West, the ancient woods and lands of the New Forest await – almost 220 square miles of gloriously unspoilt countryside to discover, dotted with picturesque villages, thatched cottages and country pubs. The natural landscapes surrounding Lavant offer unparalleled variety and endless opportunities for exploration, whatever the season.

With the Cascades, Gunwharf Quays and Port Solent shopping centres, as well as numerous national and independent local retailers in the city centre itself, Portsmouth has established itself as one of the south's leading shopping destinations. 2 miles to the South of Blake's View, the historic cathedral city of Chichester offers a diverse array of cultural and performing arts alongside an equally impressive choice of places to shop, eat and drink.

Lying less than 4 miles from the A27, Lavant is also well-placed for travel further afield. Southampton Airport, around 35 miles to the West and Gatwick Airport just under 50 miles to the North, connects the region to UK and global destinations. Northwards, the A3(M) connects to Guildford and, beyond, to London, under two hours' drive away. Chichester city train station connects with London Victoria in approximately two hours and Brighton in under one hour.

Ideally situated, well connected, yet blissfully off the beaten track, Lavant combines commuter convenience with semi rural seclusion. The best of both worlds and, at Blake's View, the best of all homes.

Satellite navigation ref:
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A little bit about us

We have worked hard for our successes and are equally proud of the fact that both Companies still have a real family feel. The ethos of a 'small enough to care, large enough to compete with the best' is at the heart of our partnership.

Our combined approach is based upon our meticulous attention to detail, and it's in our innovative use of land, materials and building methodologies. Today, whether we are designing a couple of standalone, bespoke executive homes or developing a low-density urban scheme, we are committed to delivering a legacy of which we can both be truly proud.

Formerly Crayfern Homes and part of the Vanderbilt Group, re-named Elivia Homes in April 2022, is pleased to partner with the Sunley Group who secured Detailed Planning Permission for the Blake's View development.

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Elevated living by

DESIGN

ELIVIA

HOMES

FORMERLY KNOWN AS CRAYFERN HOMES