

THE
CHALK
YARD
Lewes



CGI OF THE APARTMENTS AT THE CHALK YARD

Welcome to
THE CHALK YARD

A boutique collection of just 13 highly sustainable and architecturally striking news houses and apartments, nestled a short walk from the charming historic high street of Lewes.

Set within the spectacular South Downs National Park, The Chalk Yard redefines modern-day living by seamlessly blending industrial charm with contemporary design. Each home is beautifully crafted, featuring light-filled spaces that are warm, inviting, and thoughtfully considered.



RESTORED & REIMAGINED

Striking, contemporary architecture built with outstanding **carbon-zero credentials**
for unrivalled energy efficient living

Landscape designed gardens and courtyards for seamless indoor-outdoor living
and entertaining

Full height, triple glazed industrial style windows and doors

Luxury finishes combing a soft neutral palette with contrast dark windows
and kitchens - a nod to the building's industrial heritage

Allocated, private car parking with optional electric charging, and secure bike
storage

Security of a 10 year structural warranty

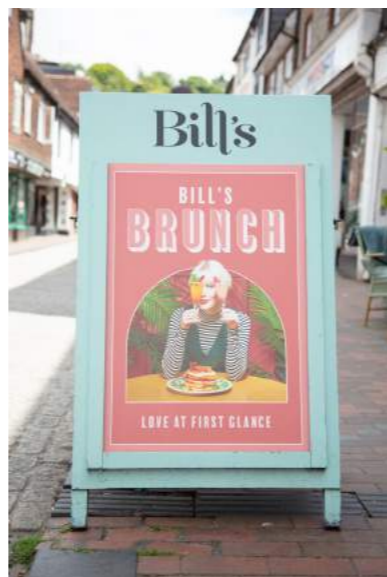


LIVING IN LEWES

Welcome to Lewes, a charming historic town perfectly located at the heart of the Sussex Downs. Known for its rich heritage, Lewes offers a unique blend of picturesque landscapes, independent shops, and cultural landmarks. Wander through the narrow alleyways (or 'twittens' in the local dialect), discover artisan markets, and enjoy the vibrant community spirit.

With excellent transport links to Brighton and London, and surrounded by stunning natural beauty, Lewes seamlessly balances rural tranquillity with urban convenience, making it a perfect place to call home.

For families, schooling in Lewes and surrounding areas is exceptional and there are a range of well-regarded private and public schools, including the famous Lewes Old Grammar School, and the internationally renowned Brighton College within easy reach.



PERFECTLY CONNECTED

On Foot

- 5 mins - Lewes High Street
- 15 mins - Malling Down Nature Reserve
- 18 mins - Lewes Castle
- 19 mins - Lewes Train Station

By Bike

- 5 mins - Lewes Train Station
- 28 mins - South Downs Way
- 50 mins - Brighton Beach

By Car

- 7 mins - Glyndebourne Opera House
- 15 mins - Brighton Beach
- 35 mins - Gatwick Airport

By Train

- 17 mins - Brighton
- 33 mins - Gatwick Airport
- 1 hr - London Victoria

Travel times are approximate. Source: Google

YOUR NEIGHBOURHOOD

Lewes is steeped in history, featuring the iconic Lewes Castle, constructed shortly after the Norman invasion of 1066. This magnificent castle now stands proudly in the town's centre, offering stunning views of Lewes and the surrounding countryside.

The town is also renowned for its vibrant artisan community and independent spirit, boasting acclaimed galleries, theatres, and festivals. Among its celebrated events, the annual Lewes Bonfire Night stands out as one of the most famous and spectacular in the UK.



Lewes Castle



Bonfire Night



15th Century bookshop



View of the River Ouse from the High Street

ON YOUR DOORSTEP

Food & Drink

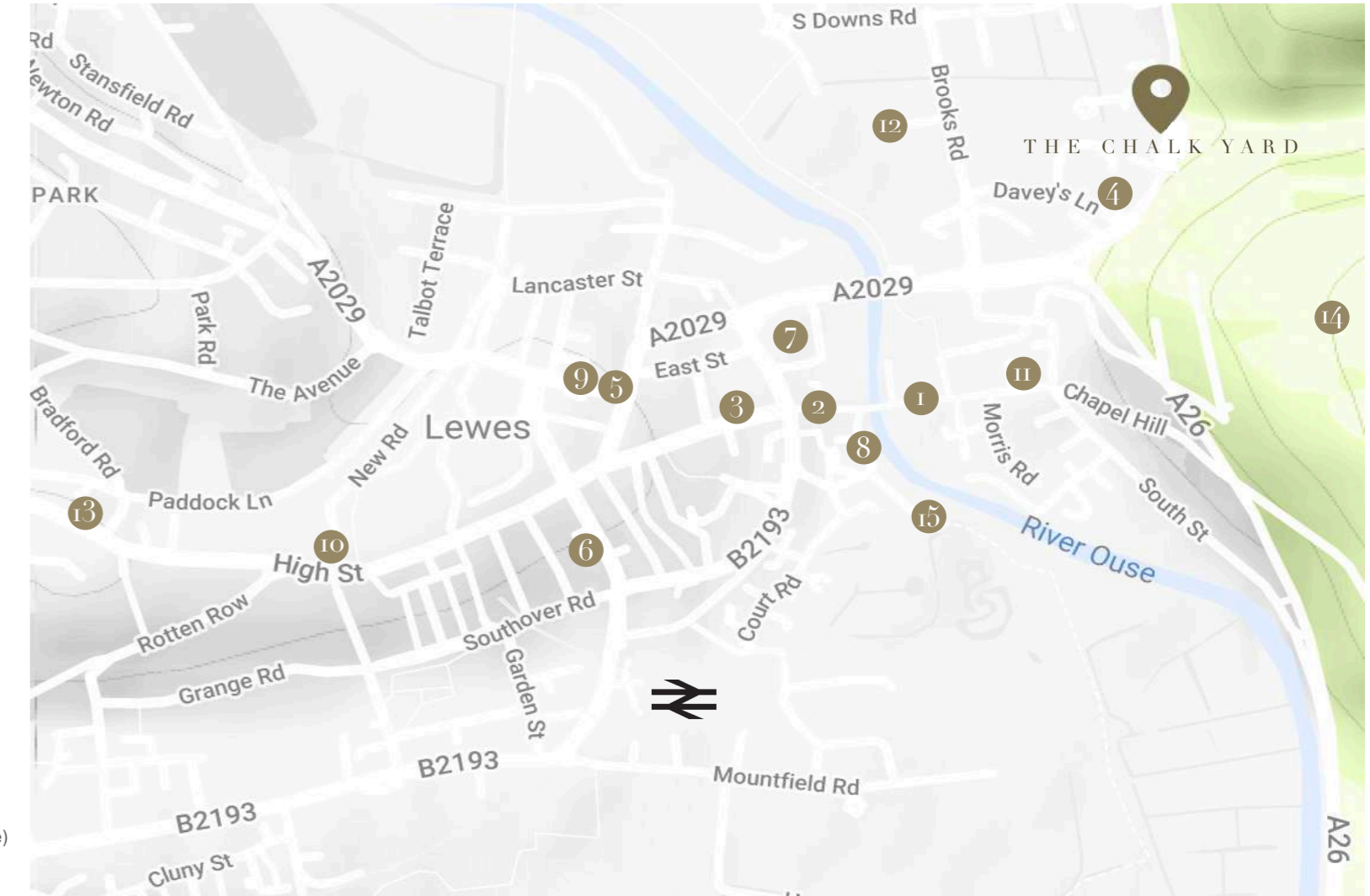
- 1 Bills
- 2 Gail's
- 3 Flint Owl Bakery
- 4 ABYSS Brewing
- 5 Squisito
- 6 FORK

Shopping

- 7 Waitrose
- 8 Riverside
- 9 The Needlemakers
- 10 15th Century Book Shop
- 11 Lewes Antiques Centre

Health & Fitness

- 12 GO Fitness
- 13 Soul Studio
- 14 Malling Down Nature Reserve
- 15 River Ouse Walk (Railway Lane)



OUR LOCAL FAVOURITES



Squisito – An all-day authentic Italian restaurant & wine bar, known locally for its exquisite homemade pasta and live music.

14 min walk

GAIL'S - Recently opened on Lewes's thriving high street, a Londoners favourite hangout for a cinnamon bun and coffee.

12 min walk



FORK – A small and intimate 'fine dining, yet local' restaurant recently voted as one of the UK's best restaurants by food critics.

18 min walk



Bill's - Where their story began. Located right by the River Ouse, it's the perfect spot for a bougee breakfast, laid-back lunch or dinner.

10 min walk



Flint Owl Bakery - Name checked as one of Europe's best bread makers, say no more.

14 min walk



Riverside – A former warehouse come food hall and independent shopping centre where you find anything you need from haberdashery, homemade chocolates, nose-to-tail butchers and fishmongers.

12 min walk

SUSSEX & BEYOND



The Coast - Within easy reach are miles and miles of unspoilt and stunning coastlines, either soak up the atmosphere in Brighton or breathe in the sea breeze at the chalk landmark of Seaford head.

20 min drive

Brighton - Renowned for its large and vibrant cultural, music and arts scene as well as being a foodie heaven, spend a few hours or evening soaking up everything Brighton has to offer before retreating back to the quiet haven of Lewes.

15 min drive



South Downs Way - A haven for cyclists and walkers, The South Downs Way is a 100 mile/160 km long-distance off road National Trail which runs the entire length of the South Downs National Park, passing through Lewes.

28 min cycle



Rafinny Vineyard - Renowned for its English Sparkling wine, this 600 acre estate is the perfect place for a casual lunch or special occasion dinner.

17 min drive



Glyndebourne Opera House - Glyndebourne is now one of the finest and most celebrated opera houses in the world, delivering performances to some 150,000 people across a summer Festival.

7 min drive

London - A day trip or evening up to London couldn't be easier, just over an hour on a direct train will get you in to London Victoria, an easy walk to the Capital's West End.

1 hour train





VIEW OF LEWES CASTLE AND SOUTH DOWNS HILLS

SITE PLAN



LEWES

SPECIFICATION

External Fabric

- Striking façade with dark render and contrasting composite timber effect cladding.
- Velfac triple-glazed windows and doors, with slimline frames and full height industrial style design providing excellent energy and acoustic performance.
- Mix of double 'French style' and/or sliding doors to courtyards, gardens and balconies.
- Architectural canopies to mews houses for comfort, style and additional privacy.
- Automatic blinds on skylight windows to mews house living areas.

Internal Finishes

- Interior designed to showcase clean lines and open plan spaces, finished with tactile surfaces and high specification fittings.
- British produced luxury AMITCO wood effect LVT flooring throughout all kitchen / living areas.
- Carpets to bedrooms and luxury tiles to bathrooms.
- White painted walls with modern square edge architrave and skirtings.
- High quality brushed matt black ironmongery throughout.
- Bespoke lighting design individual to each unit including a mix of downlights, statement pendants, track lighting and wall lights all with dimming controls.
- Industrial glazed lobby doors in duplexes and grand double doors in houses.
- Generous storage cupboards underneath staircases and off landings where shown.
- Fitted bespoke wardrobes to all principal suites.

Kitchens

- On-trend bespoke handleless German-made kitchens, designed locally by Bleau.
- LED recessed spotlights to wall units.
- Contemporary 20mm Caesarstone worktops with upstands and drainer grooves
- Integrated appliances by Siemens and Bosch.
- Integrated bins.
- Additional specification items for Mews houses include Quooker boiling water tap, eye-level ovens, and combination microwave ovens. Units 1-3 also have 5 ring induction hob and integrated 600mm wine fridge.

Bathrooms

- Contemporary high quality white sanitary ware including wall-hung WCs and vanity units.
- High quality concealed matt black showers and wall-mounted taps.
- Heated towel rails and shaver sockets.
- Black-framed LED mirrors.
- Stone effect porcelain tiles and feature on-trend tiles individual to each unit.
- Underfloor heating systems to all bathrooms.
- IMEX integrated baths and feature free-standing baths where shown.
- Additional feature lighting to vanity areas and niches to master en-suites in houses.

Guarantee

- Peace of mind of the 10-year Advantage's Award-Winning Structural Insurance & Building Warranty.



Heating & Electrical

- Designed and constructed from the ground up with Zero Carbon Credentials.
- Highly sought after EPC A (**targeted on completion).
- Individual Air Source Heat pump and roof PV panels for each unit working together to provide extremely low energy costs.
- Unique PV panel inverters to further lower energy costs and allow residents to sell energy back to the grid.
- MVHR (Mechanical Heat Recovery System) to each unit for energy efficiency and exceptional air quality.
- Underfloor heating to all living areas and bathrooms.
- TV data points to living rooms and bedrooms.
- Energy saving LED light bulbs.
- Mains operated smoke and heat detectors.

Landscaping

- Designed locally by Bo Cook Landscape & Garden Design.
- Thoughtfully considered seasonal planting and hedging for the private gardens, communal courtyard and exterior boundary.
- Cobbled pedestrian communal courtyard and pathways.
- Contemporary metal black railings to gardens and balconies.
- Soft lighting to all external gardens, courtyards and balconies.
- External low-level lighting along pedestrian walkway to front doors.
- Exterior PIR lighting to communal areas.

Parking, Bikes, Bins, Security

- Two designated parking spaces for the houses, and one each for the apartments.
- All parking spaces hard-wired for the option to add your own electric charging points.
- Communal bin store for apartments, private bin store for houses.
- Secure bike and bin store, plus additional visitor bike racks.
- Security voice / camera Intercom system to one-bedroom flats.



Interior styling images are indicative only

SUSTAINABILITY

Re-purposing and re-using the existing fabric of the buildings and therefore reducing embodied carbon was the start of the journey for building a sustainable development at The Chalk Yard. These Carbon-neutral credentials, embodied into the development from the ground up, create eco homes currently seen nowhere else in the South Downs.

Once completed, we are on track to achieve an extremely sought-after EPC 'A' – the best rating available for assessing the energy efficiency of a home, based not just on the mechanical systems but on the quality of the building materials used.

From early design stages and throughout construction, great care has been taken to guarantee very low running costs of these eco homes. A combination of high specification Air Source Heat Pumps, Air Ventilation Systems and PV Panels have been meticulously planned to work alongside each other throughout the seasons. Furthermore, the PV panels on each unit's roof have inverters that will allow residents to sell energy back to the grid.



Air source heat pumps



Triple glazed windows



Mechanical ventilation
heat recovery



PV panels



High performance
insulation



Energy saving LED
downlights



Electric vehicle charging
points available



Underfloor heating



THE MEWS HOUSES



Five contemporary warehouse conversions with three or four bedrooms, offering expansive open-plan spaces. These completely unique homes have been designed around stunning internal courtyard gardens that can be opened up to both the kitchen and living/dining areas for a truly seamless indoor-outdoor living experience, and perfect for entertaining.

Each home also features double height and vaulted ceilings at both ground and first floors to showcase the original 'saw-tooth' factory roofline. The neutral yet contemporary interior designed finishes have been thoughtfully selected to compliment the architectural design, enhanced further by feature lighting to add an additional layer to the luxury specification.



THE APARTMENTS



Eight unique 'loft style' apartments ranging from one to three bedrooms, all with open-plan living spaces, generous ceiling heights and an abundance of natural light pouring through full height industrial style windows and doors.

At ground and first floor are four duplex apartments, accessed through their own front doors into reception lobbies with feature internal glazed doors. Each residence boasts modern wall lighting, downstairs cloakrooms with full height tiled walls and beautifully designed French doors opening up onto private gardens or balconies.

The four one-bedroom flats at second floor, all with their own balconies, have been thoughtfully designed for modern-day living, including luxury LVT floor and underfloor heating to all areas. The highly sustainable heating and electricity technology, as well as MVHR systems, will result in these one-bedroom apartments being incredibly energy efficient.



CGI OF A ONE BEDROOM APARTMENT



CGI OF PRINCIPAL SUITE IN A MEWS HOUSE

MEWS HOUSE I

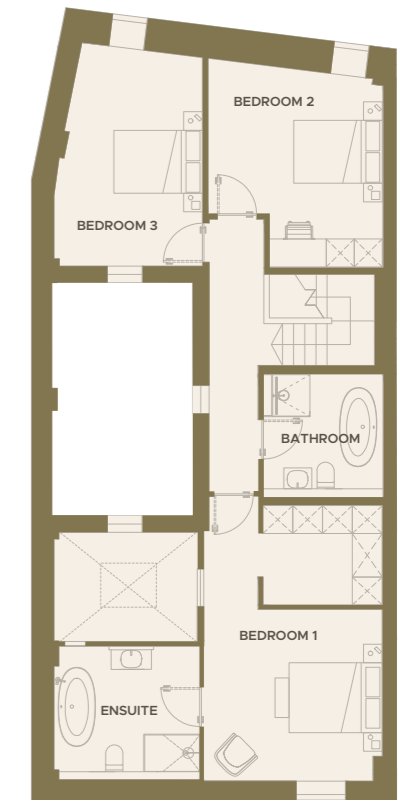


MEWS HOUSE 1		
Bedrooms	4	
Bathrooms	3	
Car Parking Spaces	2	
Gross Internal Area	196.4 m ²	2114 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Courtyard Garden	5.2 x 3.0	17' 0" x 9' 8"
Kitchen Garden	14.58 x 3.2	48' 5" x 10' 5"
Kitchen	6.9 x 5.6	22' 6" x 18' 4"
Dining/Living	7.1 x 5.0	23' 3" x 16' 4"
Office/Guest Suite	5.5 x 3.5	18' 0" x 11' 5"
Bedroom 1	6.0 x 3.9	19' 7" x 12' 8"
Ensuite	3.1 x 3.0	10' 2" x 9' 8"
Bedroom 2	4.4 x 3.8	14' 4" x 12' 5"
Bedroom 3	4.8 x 3.2	15' 7" x 10' 5"



GROUND FLOOR



FIRST FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

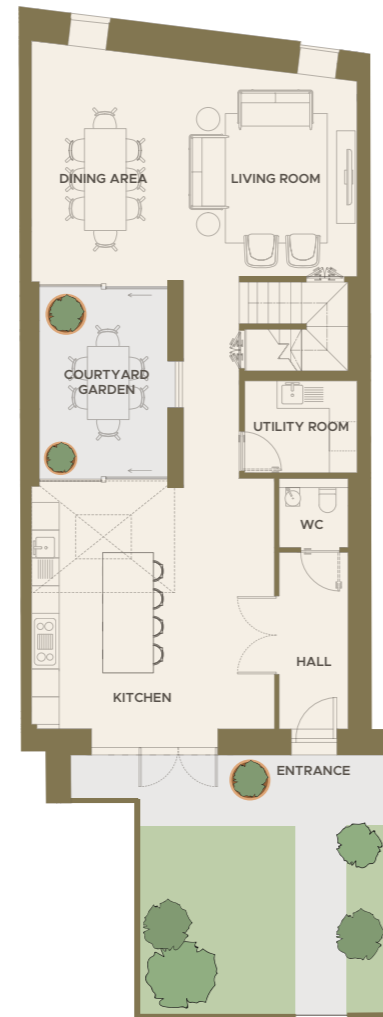
The Floorplans

MEWS HOUSE 2



MEWS HOUSE 2		
Bedrooms	3	
Bathrooms	2	
Car Parking Spaces	2	
Gross Internal Area	165.7 m ²	1784 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Courtyard Garden	4.0 x 2.8	13' 1" x 9' 2"
Kitchen	5.9 x 5.3	19' 4" x 17' 4"
Dining/Living	7.0 x 5.4	23' 0" x 17' 7"
Bedroom 1	6.8 x 5.3	22' 3" x 17' 4"
Ensuite	3.1 x 2.9	10' 2" x 9' 5"
Bedroom 2	4.5 x 3.7	14' 8" x 12' 1"
Bedroom 3	5.2 x 3.1	17' 1" x 10' 2"



GROUND FLOOR



FIRST FLOOR

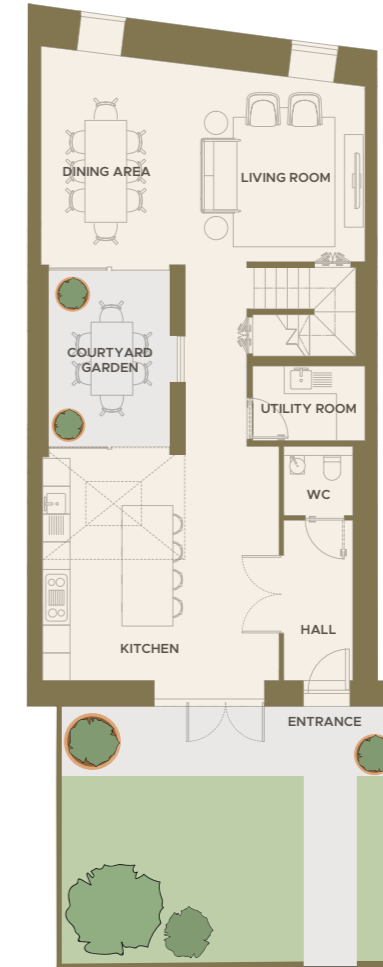
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

MEWS HOUSE 3

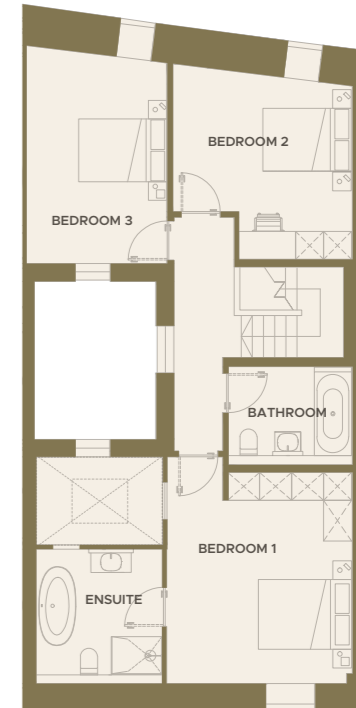


MEWS HOUSE 3		
Bedrooms	3	
Bathrooms	2	
Car Parking Spaces	2	
Gross Internal Area	151.8 m ²	1634 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Courtyard Garden	3.6 x 2.6	11' 8" x 8' 5"
Kitchen	5.1 x 4.9	16' 7" x 16' 1"
Dining/Living	7.0 x 4.9	23' 0" x 16' 1"
Bedroom 1	4.9 x 4.0	16' 1" x 13' 1"
Ensuite	3.0 x 2.7	9' 8" x 8' 9"
Bedroom 2	4.1 x 3.4	13' 5" x 11' 2"
Bedroom 3	4.8 x 3.0	15' 7" x 9' 8"



GROUND FLOOR



FIRST FLOOR

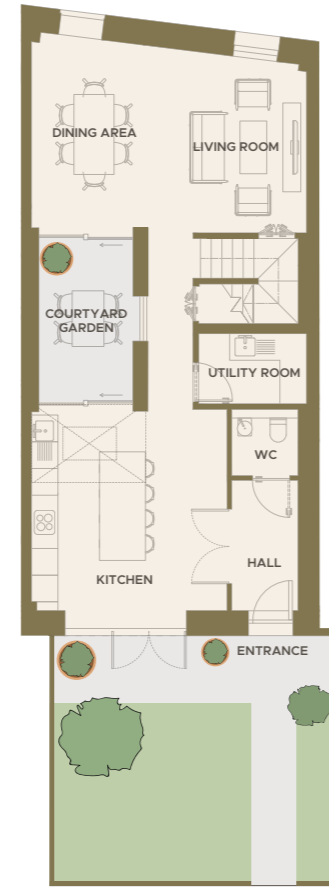
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

MEWS HOUSE 4

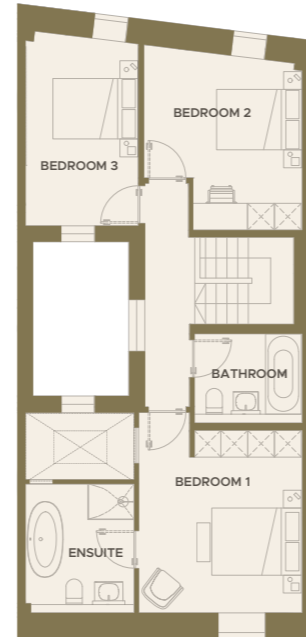


MEWS HOUSE 4		
Bedrooms	3	
Bathrooms	2	
Car Parking Spaces	2	
Gross Internal Area	130.3 m ²	1402 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Courtyard Garden	3.6 x 2.1	11' 8" x 6' 9"
Kitchen	5.1 x 4.4	16' 7" x 14' 4"
Dining/Living	6.2 x 4.6	23' 0" x 15' 1"
Bedroom 1	4.5 x 3.7	14' 8" x 12' 1"
Ensuite	3.0 x 2.5	9' 8" x 8' 2"
Bedroom 2	4.0 x 3.6	13' 1" x 11' 8"
Bedroom 3	4.2 x 2.6	13' 8" x 8' 5"



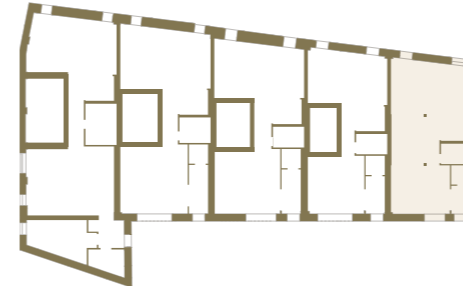
GROUND FLOOR



FIRST FLOOR

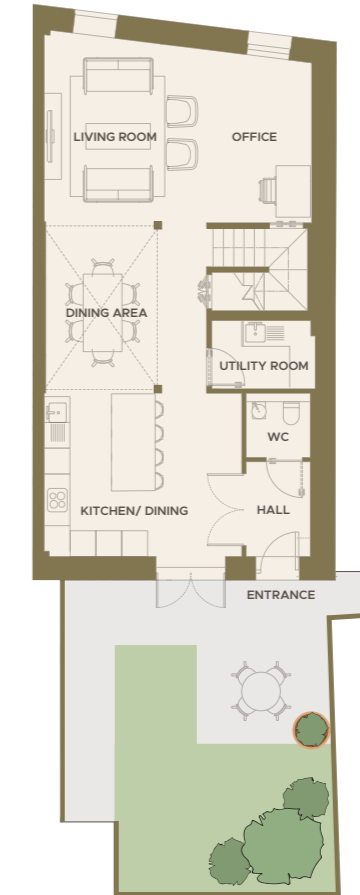
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

MEWS HOUSE 5

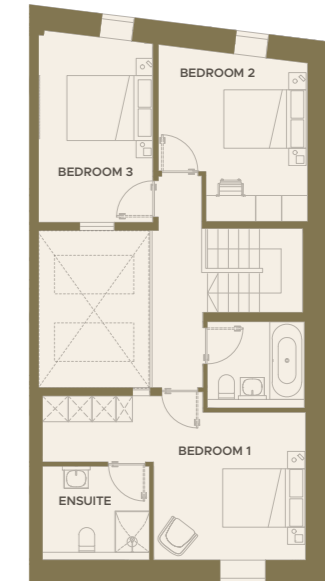


MEWS HOUSE 5		
Bedrooms	3	
Bathrooms	2	
Car Parking Spaces	2	
Gross Internal Area	136.8 m ²	1473 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Kitchen	7.2 x 4.4	23' 6" x 14' 8"
Dining/Living	6.2 x 4.6	20' 3" x 15' 1"
Bedroom 1	4.1 x 3.9	13' 5" x 12' 8"
Ensuite	2.6 x 2.2	8' 5" x 7' 2"
Bedroom 2	4.0 x 3.6	13' 1" x 11' 8"
Bedroom 3	4.5 x 2.7	14' 8" x 8' 9"



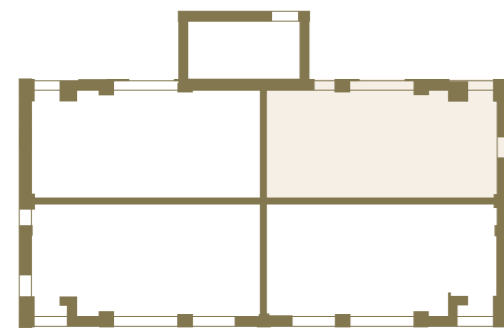
GROUND FLOOR



FIRST FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

APARTMENT 1



APARTMENT 1			
Bedrooms	3		
Bathrooms	2		
Car Parking Spaces	1		
Gross Internal Area	88 m ²	947 ft ²	

AREA SPECIFICATION	AREA m	AREA ft
Kitchen / Living	7.80 x 4.70	25' 6" x 15' 4"
Bedroom 1	3.35 x 3.50	11' 0" x 11' 48"
Bedroom 2	2.50 x 2.60	8' 2" x 8' 5"
Bedroom 3	3.80 x 2.90	12' 5" x 9' 5"



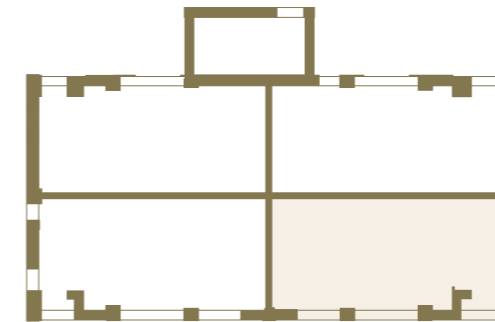
GROUND FLOOR



FIRST FLOOR

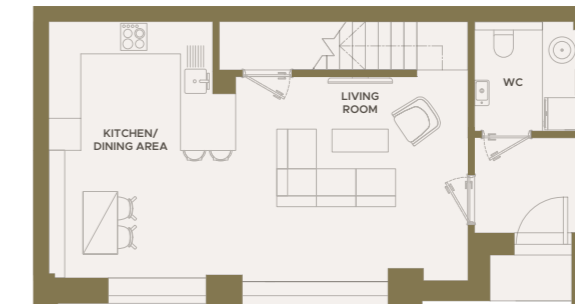
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

APARTMENT 2



APARTMENT 2			
Bedrooms	3		
Bathrooms	2		
Car Parking Spaces	1		
Gross Internal Area	90 m ²	973 ft ²	

AREA SPECIFICATION	AREA m	AREA ft
Kitchen / Living	7.80 x 4.80	25' 6" x 15' 7"
Bedroom 1	3.30 x 3.70	10' 8" x 12' 1"
Bedroom 2	3.00 x 3.10	9' 8" x 10' 2"
Bedroom 3	3.50 x 3.30	11' 5" x 10' 8"



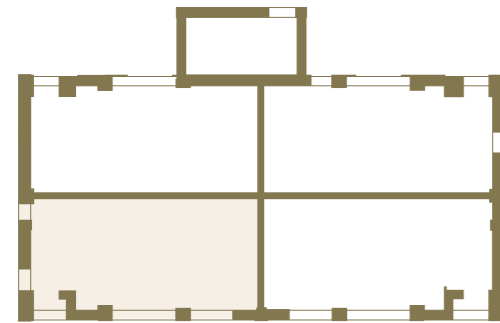
GROUND FLOOR



FIRST FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

APARTMENT 3

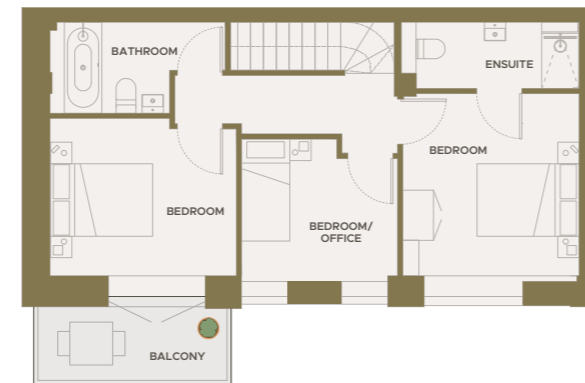


APARTMENT 3		
Bedrooms	3	
Bathrooms	2	
Car Parking Spaces	1	
Gross Internal Area	90 m ²	971 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Kitchen / Living	7.90 x 4.90	25' 9" x 16' 1"
Bedroom 1	3.30 x 3.70	10' 8" x 12' 1"
Bedroom 2	2.90 x 3.10	9' 5" x 10' 2"
Bedroom 3	3.50 x 3.30	11' 5" x 10' 8"



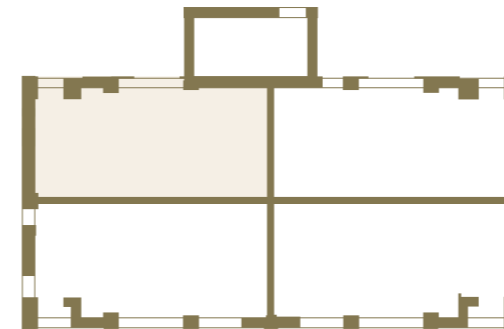
GROUND FLOOR



FIRST FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

APARTMENT 4

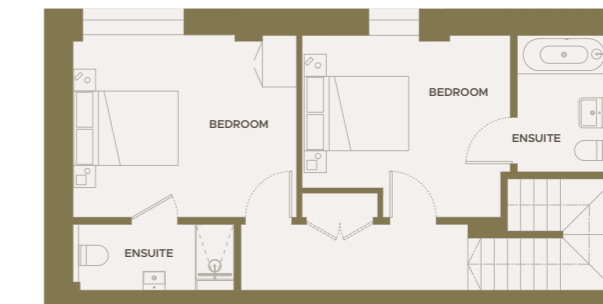


APARTMENT 4		
Bedrooms	2	
Bathrooms	2	
Car Parking Spaces	1	
Gross Internal Area	86 m ²	926 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Kitchen / Living	7.90 x 4.60	25' 9" x 15' 1"
Bedroom 1	4.10 x 3.60	13' 5" x 11' 8"
Bedroom 2	3.80 x 3.60	12' 5" x 11' 8"



GROUND FLOOR



FIRST FLOOR

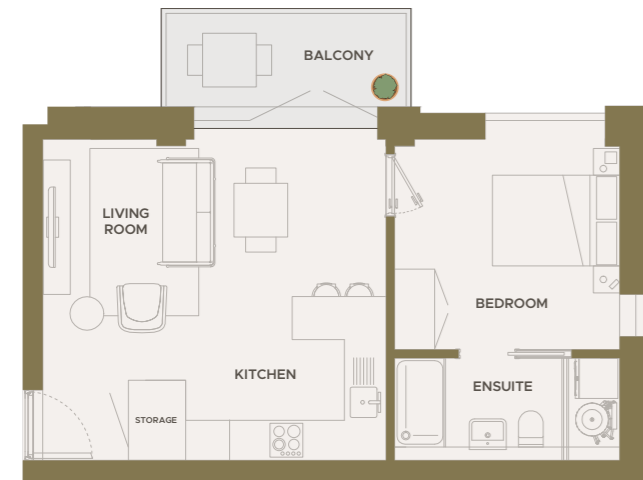
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

APARTMENT 5

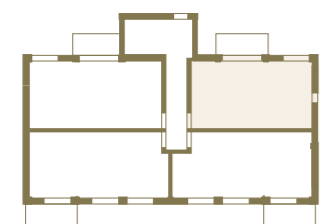
APARTMENT 6

APARTMENT 7

APARTMENT 8



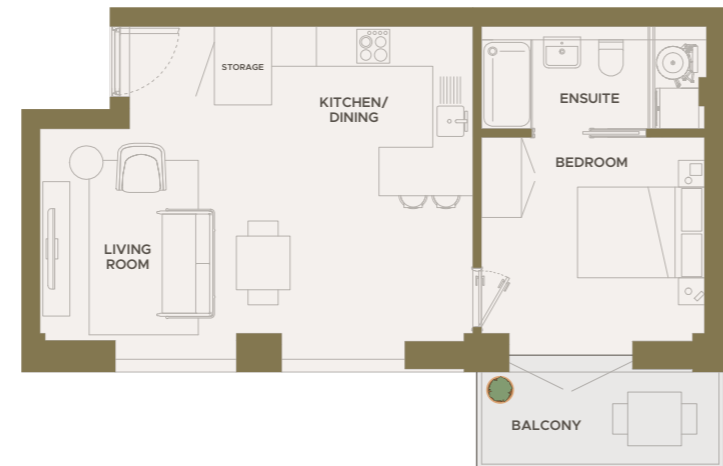
SECOND FLOOR



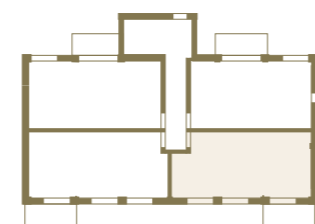
APARTMENT 5		
Bedrooms	1	
Bathrooms	1	
Car Parking Spaces	1	
Gross Internal Area	42 m ²	449 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Kitchen / Dining	5.20 x 5.10	17' 1" x 16' 7"
Bedroom	3.40 x 3.40	11' 2" x 11' 2"

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.



SECOND FLOOR



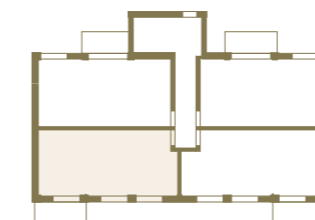
APARTMENT 6		
Bedrooms	1	
Bathrooms	1	
Car Parking Spaces	1	
Gross Internal Area	45 m ²	481 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Kitchen / Living	6.50 x 5.00	21' 3" x 16' 4"
Bedroom	3.40 x 3.40	11' 2" x 11' 2"

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.



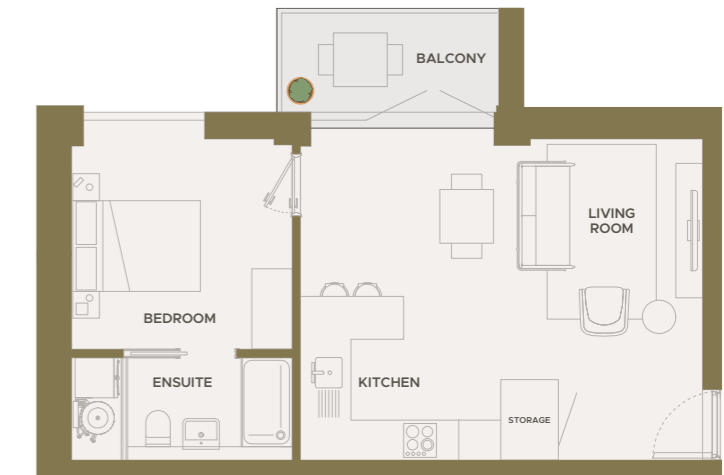
SECOND FLOOR



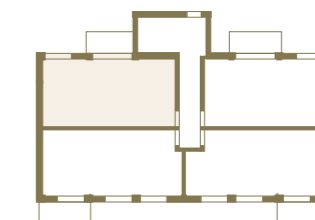
APARTMENT 7		
Bedrooms	1	
Bathrooms	1	
Car Parking Spaces	1	
Gross Internal Area	46 m ²	490 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Kitchen / Living	6.50 x 5.00	21' 3" x 16' 4"
Bedroom	3.40 x 3.40	11' 2" x 11' 2"

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.



SECOND FLOOR



APARTMENT 8		
Bedrooms	1	
Bathrooms	1	
Car Parking Spaces	1	
Gross Internal Area	46 m ²	490 ft ²

AREA SPECIFICATION	AREA m	AREA ft
Kitchen / Living	6.00 x 5.10	19' 7" x 16' 7"
Bedroom	3.40 x 3.40	11' 2" x 11' 2"

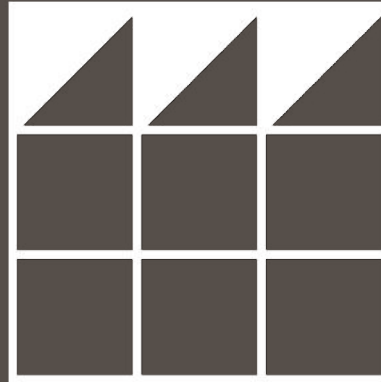
Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.

A DEVELOPMENT BY

Montum

At Montum, we specialise in the transformative potential of brownfield development, bringing new life to previously underutilised commercial sites. We have over 20 years' experience in developing high-end residential and commercial developments in London and cities across the UK.

Our commitment to outstanding design standards, sustainable practices, and unparalleled value for the end user defines our product. At Montum, we understand that true value extends beyond the physical space, enhancing all aspects of life, work, and play. The considerable care and attention to detail taken when designing The Chalk Yard exemplifies this vision, where we have meticulously adapted and remodelled existing buildings to create contemporary and sustainable spaces that have been thoughtfully designed to enhance the way we live and entertain in our homes.



THECHALKYARD.CO.UK

OAKLEY | 14A HIGH STREET, LEWES | EAST SUSSEX | BN7 2LN

TEL 01273 487 444 lewes@oakleyproperty.com

www.oakleyproperty.com

DISCLAIMER

While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and MONTUM reserve the right to amend the specifications as necessary and without notice. Details in this brochure should be treated as a general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Misdescriptions Act 1991. Dimensions listed are to be used as a guideline, the development is still under construction and therefore working drawings should be used for definitive measurements. The external elevations, architectural detailing and floorplans of individual unit types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, in some rooms wardrobes are not included and are only there for illustration purposes. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better. Landscaping and planting are still in design development and selected plants will be based on seasonal planting advice and availability. Please ask our sales Consultants for detailed information.