

# mishonmackay

Land | New Homes | AUTUMN 2022



## NEW HOMES

- New Monks Park, Lancing - CALA Homes
- Central Hove Apartments - Reserving Now!
- Free your weekends - Move into your New Home Today

# introduction

to land & new homes

With a reputation for reliability for over 30 years in the industry; our professionalism and customer care when advising buyers and providing marketing strategies for developers is second to none.

Our position as a leading agent for selling property both in the city of Brighton & Hove and across Sussex makes Mishon Mackay Land & New Homes the first call for buyers looking for new property.





# land & development

Land, plots, farms, smallholdings, period conversions, chapels, commercial premises in fact anything with residential development potential. The land and development team at Mishon Mackay are responsible for advising, disposing and generally navigating clients through the process of development.

Working closely with the New Homes team - to ensure that proposals are on-trend, efficient and are maximising the potential of the site - this close relationship embodies the concept-to-completion philosophy.

Ensuring that developments are successful, creating the right homes that people want to live in within developments that make a genuine difference to the location. This concept-to-completion approach has produced some landmark schemes in the City and some of the most successful developments that will hopefully stand the test of time.

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# new homes

Brand new developments on greenfield or brownfield sites, conversions of commercial buildings into new homes or re-modeling of existing residential buildings to create additional new dwellings, the specialist New Homes team at Mishon Mackay can offer a turnkey service tailored to the needs of the individual developer from small local builders to large PLC developers. Working closely with the Land team the New Homes team advise developers on the finer details of design, layout and finishes based on customer feedback.

Our experienced sales team can guide purchasers through the buying process from first enquiry to handover of a new home. Emphasis is paid to the features and benefits of the latest eco features in new homes which are becoming more and more important to new home buyers. Our aim at Mishon Mackay is to make the customer journey as smooth as possible and take away some of the stress associated with moving home.

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# Meet the Team



Matthew Hollywood - Director of Land & New Homes - A qualified surveyor and with 20 years experience in property covering residential, land, new homes and development. Specializing in the sale of land, plots, refurbishment properties and farms.



Julie Frith - Consultant - Having established Land & New Homes 15 years ago, and with many more years in the industry, Julie is retained as a consultant working with corporate clients and larger boutique developers. Her experience and valuation skills are invaluable bringing complex New Homes sites to market.



Scott Barnard - Sales Manager - With a background in the London New Home market, having moved to Sussex Scott has gained extensive knowledge of New Home developments in Sussex & Surrey. With over 6 years experience working for developers on site, Scott has a great understanding of what developers expect when bringing properties to the market, marketing properties and achieving a range of sales.



Tom Gannaway - Senior Negotiator - Tom has worked in the local property sector for multiple years enjoying a successful career within the company. He has an extensive knowledge of the residential market place of Brighton & Hove. Tom brings an in-depth local knowledge and broad experience on all aspects of property market.



Sarah Hinken - Negotiator - Sarah is a great asset to the team with a broad knowledge of property renovations after completing multiple projects in the UK & Overseas. She has a great eye for detail & design making her a key member when advising developers on finishes.

# Market Update .....

Environmentally friendly and Eco homes have always been popular purchasers for many house hunters. But the recent rises in energy costs – together with the general squeeze from the rising cost of living – have made these property types even more popular.

Well insulated, energy efficient homes with EV chargers are now becoming commonplace and buyers are flocking to them to minimise future costs.

So the New Homes market is made up of those who genuinely want an environmental home as a life style and those who have quickly seen the opportunity to buy an environmental home to reduce outgoings. Add in buy-to-let investors wary of the future EPC requirements and as these groups merge the demand for eco homes across all budgets soars. And rightfully so as we all need to do our part to reduce the pressure on our environment.

Recent interest rate changes are clearly concerning some buyers but with Green Mortgage deals available to the 2 highest most EPC rated homes (most New Homes will satisfy this requirement) buyers are combating these rate rises by choosing a highly rated EPC home.

So this Autumn and Winter the focus is on environmentally friendly homes, reducing energy consumption and combating interest rate rises with green mortgages.

Buying a Brand New Homes has never been so prudent.



# BN VISTA - HOVE

DAVIGDOR ROAD, HOVE

PRICES FROM £230,000 - £575,000



A landmark building in central Hove with excellent access to Brighton. Set in an elevated position the building offers 360 degree views across the City and beyond, spanning most of the Sussex coastline. Available right now off-plan, a New Home with a view has never been so affordable.

At 50m above sea level and 25m tall the building dominates the surrounding cityscape; offering views out across the city. The majority of the apartments will enjoy far reaching cityscape or sea views; with the highest floors capturing a stunning view along the Sussex Coastline. And whilst the apartments on the lower floors don't quite have a 40 mile+ coastline view their outlooks are still impressive.

Each corner apartment also has the benefit of a living space with triple windows and double aspect; with a space for a corner home office or simply a relaxing chair to take in the vista.

This landmark building is destined to create one of the areas most exciting and affordable residential developments. Set in an elevated position rising to 7 floors with simply stunning.

Creating 100 private homes in what is arguably the City's most accessible location; on the cusp of leafy Hove but within an easy stroll to the center of Brighton. Hove beach is also a short distance as are Hove and central Brighton's train stations.

Please note - the images are taken from the developers stock images and the CGI is subject to modification due to outstanding planning matters. But all offer a good indication of the finished development.





# NEW MONKS PARK, LANSING

Phase 1B of New Monks Park is now released; currently approached via a temporary access, whilst the main access roundabout is constructed. Once complete the approach to the new development will be surrounded by beautifully landscaped grounds and the sprawling country park to the left.

Designed to bring green lungs and spaces into the development the new country park will offer wonderful open areas, running/walking paths and break-away picnic areas. Once past this wonderful approach the road connects with the residential area; and even within these residential areas are further small parks and play areas.

With a wonderful mix of 2, 3 & 4 bedroom homes there is a home to suit most tastes and budgets. And this is quickly become one of the most accessible, conveniently located and prestigious residential destinations in the area.





## THE PINNACLE - HOVE

SCHOOL ROAD, HOVE

PRICES FROM £215,000 - £599,950

Each home can enjoy parking, carefully designed adaptable living spaces and thoroughly modern finishes. And as the building rises the views become far-reaching along the coast with some apartments enjoying private outdoor spaces.

Comprising of:

- Loft style studios
- 1 bedroom apartments
- 2 bedroom apartments
- 2 bedroom 2 bathroom apartments
- Lux 2 bedroom 2 bathroom apartments
- 3 bedroom Penthouse

Call the New Homes team now for further details on available plots, reservation procedures and additional specification.

Last few plots Available and available for immediate occupation.





# free your weekends...

Typical cliché, expecting a director of New Homes to own a new home, but that's not universally the case.

'We all live in different types of properties but there is certainly a sway towards brand new and contemporary homes for our families' explains Matthew Hollywood – Director of Mishon Mackay Land & New Homes. 'My family is on our third New Home and it always amazes me that our friends will toil away at the weekends updating fences, bathrooms, gutters and so on, while we simply cut the grass and enjoy the rest of the weekend with the family. Obviously, there are some exceptions; some are refurbishment projects to add value, but the majority are simply maintaining older or dated homes – I just don't understand it.' This is becoming a more common attitude with buyers.

Whether its purchasing a city centre pad, so you can enjoy Brighton's social scene to the full, or a more family oriented home out of town where the you can enjoy the fresh air and the outdoors in your spare time. Buyers are quickly seeing the immediate benefits of a brand new home, but still with the opportunity to put your own stamp on your new apartment or house; a brand new blank canvas but without the need for weekly, monthly or annual maintenance.



## TONGDEAN LANE BRIGHTON

WITHDEAN, BRIGHTON

£1,200,000

A stunning detached family home set in this extremely popular and leafy part of the City, providing excellent access onto the A23 & A27 whilst still feeling part of the bustling city of Brighton & Hove.

This Brand New Home has been beautifully built with classic designs and modern conveniences.

Set over three floors the layout offers versatile living and bedroom spaces for an expanding family or downsizer with visiting family.

Please contact the New Homes team to see what quality and design comes as standard.

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## 99 MARINE DRIVE, ROTTINGDEAN

- Striking Marine Development
- 4 superb apartments including 2 stunning penthouses
- Excellent Specification
- All with far-reaching sea views
- Close to the village center with excellent facilities
- Private parking and
- Private balconies and terraces

From £650,000 to £950,000



## CLARENCE SQUARE BRIGHTON

- 1 Bedroom Apartments Available
- Share of Freehold
- Garden Square
- City Living - Central Location
- Open Plan Kitchen/ Dining/ Living Room
- 10 Year Warranty
- Secure Bike Store

From £300,000





## NEW MONKS PARK, LANCING

set around a stunning new country park and a new primary school the development is set to create a new residential destination between the towns of Shoreham and Lancing. Offering excellent links, via train or car, to established employment areas the development has a near perfect balance of beach and countryside accessibility; both are on the doorstep. Add in the bustling city shopping and entertaining experiences of Brighton, only 17 minutes by train, and its easy to see why this is quickly become a popular destination.

Offering a mix of 2, 3, and 4 bedroom homes these stunning homes offer stylish and well designed layouts, set on good sized plots with the majority with private parking, garages and EV charger points. With something for everyone.





## PEACEHAVEN CLIFF-TOP

- Stunning Brand New Home
- Detached
- Amazing views of the Channel
- Garden and balcony
- Ample parking
- Striking vaulted living space
- Exceptional specification

Guide Price £595,000



## STONEHAM LOFTS HOVE

- Contemporary penthouse development
- Central Hove Location
- Contemporary Fitted Kitchens
- Bright layouts
- Contemporary Bathroom Suites

Priced from £350,000 to £450,000



## 1 SALTDEAN SEAFRONT LOCATION

- Stunning garden apartment
- private south facing garden
- Secure parking
- Striking Marine Development
- Available for immediate occupation
- 2 bedrooms & 2 bathrooms

Priced at £595,000



## THE MEWS HOWARD TERRACE BRIGHTON

An exciting boutique city center development of the highest caliber ready for occupation from spring of 2023.

Offering a secure setting and comprising of just six properties. Two stylish apartments will offer the same exacting standards as the houses; a 1 bedroom with private garden and spacious 2 bedroom with 2 bathrooms. Both will offer exceptional quality and specification.

With family homes in both classic and contemporary designs there is surely a property to suit every taste and budget.

Each classic home offers well laid out internal designs optimizing spaces and daylight. With each contemporary home offering similarly well designed spaces but with more open plan designs and useful utility areas for grubby pets and growing children.

The Mews is set to be a wonderful private gated community set around a small landscaped garden; in this central and bustling setting just off Seven Dials.

Speak to the New Homes team about early reservations, specification and reservation procedures.

Prices from £325,000 to £915,000

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