



# CARPENTERS

Y A R D

—  
THORNWOOD  
EPPING FOREST



Design-led homes  
that won't cost the Earth

BUILDING PLANET-POSITIVE NEIGHBOURHOODS

Carpenters Yard is a flourishing new neighbourhood in  
Thornwood, Epping Forest where you'll find room to  
breathe on the outskirts of London.

A **gs8** NEIGHBOURHOOD





# Welcome to Carpenters Yard

## Key

- 1 New bus stop
- 2 Residents' parcel room
- 3 Local grocery/café space
- 4 Thornwood Common
- 5 Thornwood Nature Reserve
- 6 Play street
- 7 Trail garden
- 8 Allotments
- 9 Lakeshore Lodge
  - Fitness centre
  - DIY and Re-use Centre
  - The Hub
- 10 Willow pond

Woodland walks. Green spaces.  
Pedestrianised streets. Nature takes centre  
stage at Carpenters Yard.

Full of amenities that bring people  
together – including a wetland pond,  
local grocery and café, trail garden, and  
allotments – this is a community that  
sets the standard for regenerative living.

Better for the environment and better  
for you, each design-led home is energy  
efficient. Carpenters Yard is the UK's  
first development to offer all homes  
with zero energy bills for five years,  
guaranteed through our partnership  
with Octopus Energy.\*



Site map is indicative only



Computer generated images are indicative only



113  
planet-positive  
homes

2, 3, 4  
bedroom homes

octopusenergy  
**ZERO BILLS**  
zero energy bills

In partnership with Octopus,  
our homes guarantee zero energy bills\*

\*Limits, terms and exclusions apply. Visit [octopus.energy/zero-bills-home](https://octopus.energy/zero-bills-home) for more



# What to expect when you're here



**Open-plan, light-filled**  
designs that feel spacious



**Local walks**  
with direct access to  
Thornwood Common and  
nature reserve



**Zero energy bills**  
in partnership with  
Octopus Energy\*



**Flexible  
commercial space**  
for a local grocery or café



**The Hub**  
for birthdays to  
business meetings



**Fitness facilities**  
overlooking the  
Willow Pond



**Low-maintenance  
homes**  
with durable materials



**Children's play areas**  
made from natural  
materials



**Electric transport**  
with access to EVs  
and bikes in partnership  
with Nissan and Volt



**Biodiversity**  
increasing biodiversity  
by over 40%



**DIY and re-use centre**  
to store, share and  
repair items

# Spotlight on sustainability

Building neighbourhoods fit for the future  
planet-positive

Following a planet-positive framework, all homes at Carpenters Yard are built with today and the future in mind:

- Over its lifetime, the whole development will store more carbon than it creates
- By partnering with Octopus Energy, zero energy bills are guaranteed for five years\*
- The frame and fabric of the homes are constructed almost entirely of bio-based materials
- With a commitment to producing zero waste, 100% of all off cuts are re-used and no skips are used on site\*\*
- Airtight insulation means homes are 10-15x more efficient than building regs require
- Even in extreme weather, homes are designed to maintain an ambient temperature for climate resilience

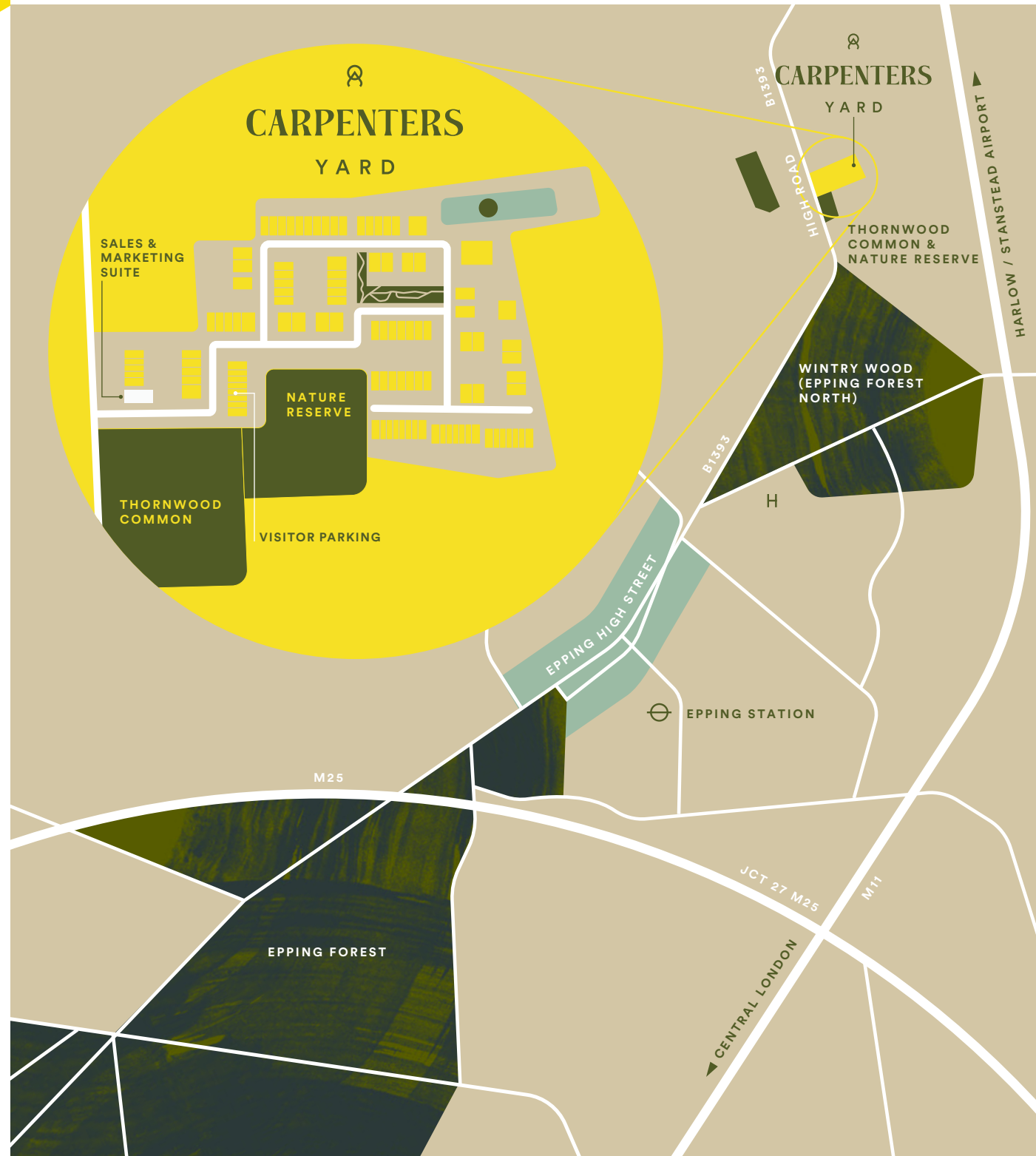


Computer generated images are indicative only

\*Limits, terms and exclusions apply. Visit [octopus.energy/zero-bills-home](https://octopus.energy/zero-bills-home) for more  
\*\*Unless contaminated materials are present



# An enviable location



Map is indicative only

Carpenters Yard is conveniently situated with Underground, Overground and motorway links within a four-mile radius, putting Central London, major airports and charming local attractions all within easy reach.

## By Car

6 MINS  
Epping Underground Station

8 MINS  
Epping Golf Club

20 MINS  
Stansted Airport

58 MINS  
Cambridge

## By Bike

5 MINS  
Epping Forest

12 MINS  
Epping Underground Station

23 MINS  
Harlow

23 MINS  
Theydon Bois

## By Overground (from Harlow)

17 MINS  
London Stansted

30 MINS  
London Liverpool Street

35 MINS  
Stratford

39 MINS  
Cambridge

## By Underground (from Epping Underground)

27 MINS  
Stratford

37 MINS  
London Liverpool Street

42 MINS  
Canary Wharf

49 MINS  
Bond Street

## Access to education

There are plenty of Ofsted rated nursery, primary and secondary schools in the area.

Nearby Epping is home to the Epping Montessori Nursery, Bright Horizons Day Nursery and Preschool, several state and independent primary schools and Epping St John's secondary.

There is also Coopersale & Theydon Garnon C of E Primary School, St Andrews Primary School in North Weald Bassett or The Tower School and Coopersale Hall School independent secondaries within easy reach.



Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk



## The Developer

Since 2015, gs8 has become the UK's market leader in sustainable homes – delivering up to 2,000 and winning awards along the way.

We work in close partnership with local communities to shape every scheme – ensuring new homes contribute positively to the wider neighbourhood. That's why our developments include community gardens, DIY re-use centres, edible landscaping, and residents' clubs that foster connection and self-sufficiency.

## Estate and Service Charges

There will be an estimated charge of £0.90/sqft, which will be reviewed each year. Services will include bi-yearly cleaning of all solar panels as well as maintenance of communal facilities and areas.\*

The four duplex apartments will pay an additional service charge of an estimated £0.65/sqft which will include communal cleaning, lighting and buildings insurance.\*

## Council Tax

Local Authority: Epping Forest District Council

Band A: £1,462	Band B: £1,705
Band C: £1,949	Band D: £2,193
Band E: £2,680	Band F: £3,167
Band G: £3,655	Band H: £4,386



Computer generated image is indicative only

## Estimated Completion Dates\*

The first homes will be completing from Q4 2025. Further phases will follow between early 2026 and late 2027.

## Solicitors' Details

We have pre-selected three recommended solicitors for you to consider:

1. Dutton Gregory
2. YVA
3. PLS

## Mortgage Brokers

We have pre-selected two recommended mortgage brokers for you to consider:

1. Threshold
2. HCF

## Reservation Terms

A £2,000 reservation fee is required; this will be deducted from your total purchase price. A 10% deposit is payable on exchange of contracts (28 days) and 90% is payable on legal completion.

## Tenure

All houses are freehold and all apartments come with a 999-year lease.

## Parking

Every home comes with its own allocated parking space. Some homes benefit from an additional space or car port. Designated visitor and disabled parking spaces are available. All homes come with a dedicated Wallbox EV charger.

## Carpenters Yard Sales & Marketing Suite

Unit 1, Timber Court, Dovetail Drive, Thornwood, CM16 6GJ

☎ 01992 660 611

✉ [carpentersyard@gs8.london](mailto:carpentersyard@gs8.london)

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at anytime. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sale office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Prices and information are indicative only and may change. Please speak to a member of the Sales Team to confirm prices and availability. Sold subject to planning permission EPF/0007/24. The buyer is acquiring an apartment with a 999 years leasehold. Amount saved is specific to individual circumstances. Details correct at time of print. \*Fitness centre membership, re-use and DIY centre access, resident only car and bicycle club

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