



CARPENTERS

YARD

—
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 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

Buildings fit for the future
neighbourhoods
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

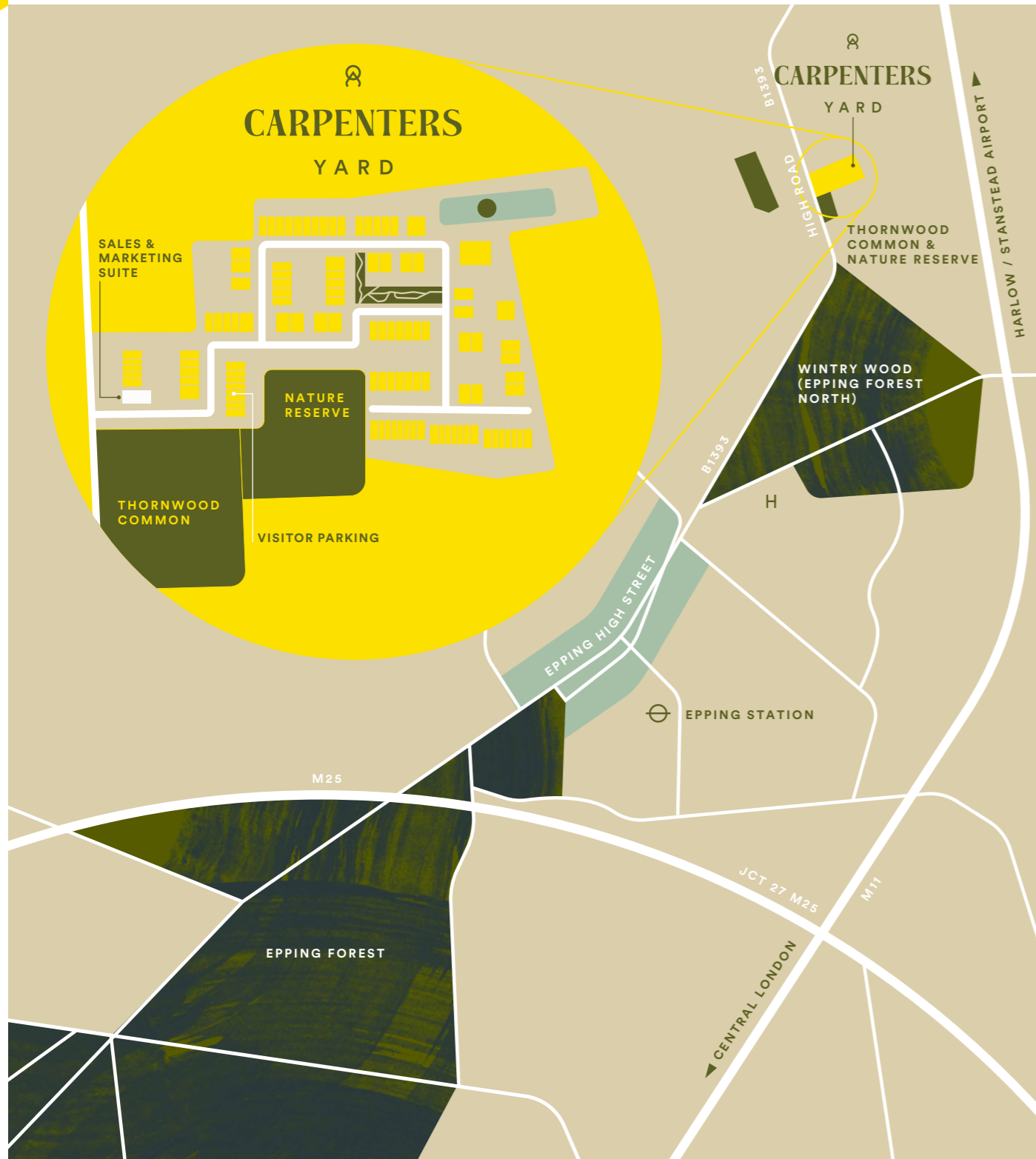


*Limits, terms and exclusions apply. Visit octopus.energy/zero-bills-home for more
**Unless contaminated materials are present

Computer generated images are indicative only

An enviable location

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.



Map is indicative only

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.



Computer generated image is indicative only

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

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

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LAND & NEW HOMES

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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