

MOOR
HALL PARK
NINFIELD

Riverdale
DEVELOPMENTS LTD



WELCOME TO MOOR HALL PARK

An exceptional collection of thoughtfully crafted homes
in the heart of Ninfield, East Sussex.

This welcoming and carefully considered community offers a choice of two, three and four bedroom houses, designed to suit a variety of lifestyles while retaining a sense of exclusivity.

Set within a charming village and surrounded by rolling countryside, Moor Hall Park has been sensitively planned to reflect its picturesque setting. The homes are of a predominantly traditional design, drawing on locally prevalent materials and architectural detailing to complement the character of Ninfield, while contemporary interiors provide the comfort, flexibility and efficiency modern living demands.

A landscape-led approach underpins the development, with enhanced green infrastructure and ecology thoughtfully integrated throughout. Footpaths woven across the scheme enhance connectivity, linking the development seamlessly with its surroundings and encouraging a more walkable way of life.

With the High Weald Area of Outstanding Natural Beauty close by and the East Sussex coastline within easy reach, Moor Hall Park offers a rare balance of countryside tranquillity and coastal living.

LOVE LOCAL LIFE

Life here unfolds at a gentler pace. Quiet lanes weave between open fields, historic cottages and mature hedgerows, creating a setting that's brimming with unique character and rural charm.

Ninfield is a picturesque Sussex village where daily life feels both relaxed and richly connected, with many everyday essentials, sociable spaces and village amenities within walking distance.

For a broader choice of shops, restaurants and services, Bexhill-on-Sea is just a short drive away. Alternatively, historic Battle offers a regular market, independent boutiques, cafés and a direct rail link to London.

The larger towns of Hastings and Eastbourne are also within easy reach, adding further variety for shopping, dining and entertainment. Hastings blends creative culture with seaside charm, and Eastbourne's sweeping promenade and theatres provide classic coastal appeal.



St Mary the Virgin Church

NINFIELD C OF E PRIMARY SCHOOL ⚡ 12 MIN

A well-regarded primary school for children aged 4 to 11, offering a nurturing and community-focused learning environment.

ST MARY THE VIRGIN CHURCH ⚡ 13 MIN

A historic parish church, believed to date back to pre-Norman times, providing a peaceful setting and hosting regular Sunday services.

THE BLACKSMITHS INN ⚡ 14 MIN

A charming family-run gastro pub known for its warm atmosphere and quality food, including popular weekly tapas evenings every Thursday.

ZOPHIAN PLANTS ⚡ 16 MIN

Zophian Plants is a much-loved independent nursery specialising in drought-tolerant Mediterranean plants and unusual perennials, attracting gardeners and plant lovers from across Sussex.

NINFIELD MEMORIAL HALL ⚡ 1 MIN

The heart of village life, hosting a wide range of clubs, societies and activities including horticulture, arts and crafts, exercise and dance classes, scouts and monthly village markets featuring fresh local produce and artisan goods.

NINFIELD VILLAGE STORE & POST OFFICE ⚡ 3 MIN

A convenient village hub for everyday essentials, combining a well-stocked store with postal services for easy day-to-day living.

THE KING'S ARMS ⚡ 8 MIN

A welcoming, family-friendly pub and restaurant, perfect for relaxed dining with friends and family.

NINFIELD RECREATION GROUND ⚡ 10 MIN

This valuable community resource offers lawn bowls, children's play areas and wide-open green space that is perfect for exercising, socialising or relaxing.



Local countryside walks

Travel times are approximate and taken from the entrance of the development. Source: Google Maps.

OUT AND ABOUT

From the cultural charm of Bexhill-on-Sea to the rich history and vibrant energy of Hastings and Battle, Moor Hall Park is perfectly placed to enjoy a diverse blend of arts, sport and history, offering an enriching lifestyle shaped by coast, countryside and culture.

Image: The Shore at Hastings



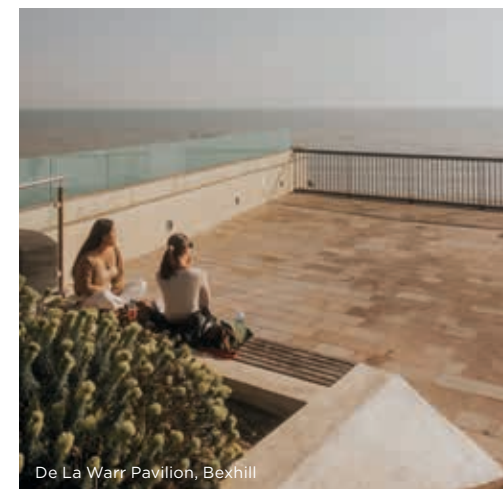
Burton's Restaurant & Tearoom, Battle High Street



Great Park Farm, Battle

Culture and creativity are woven into everyday life here. The iconic De La Warr Pavilion in Bexhill provides a striking seafront setting for exhibitions, live music and community events, with a café overlooking the Channel, while White Rock Theatre in Hastings hosts an exciting year-round programme of drama, comedy and concerts. For those drawn to history and heritage, Battle Abbey offers a fascinating glimpse into the past with spectacular ruins and landscaped grounds, while Ashburnham Place is renowned for its historic house, gardens and beautiful parkland surroundings.

Leisure and recreation are equally well catered for, with nearby Bexhill Leisure Centre offering modern fitness facilities and classes, the scenic fairways of Highwoods Golf Club providing a relaxed setting for a round of golf, and Bexhill Sailing Club bringing a sense of community to life on the water. Nearby Battle High Street offers a characterful mix of independent shops, cafés and everyday indulgences. Meanwhile, Great Park Farm in Battle is a much-loved family-run destination, perfect for browsing plants and seasonal produce, picking up fresh fruit and vegetables from the farm shop, or relaxing in the café.



De La Warr Pavilion, Bexhill



Ashburnham Place

SPACE TO EXPLORE

Whether it is a peaceful walk, a day of adventure or time spent immersed in nature, the surrounding area provides a constant invitation to slow down, breathe and enjoy the outdoors in every season.



PEVENSEY LEVELS NATURE RESERVE

An internationally important wetland reserve supporting rich birdlife and unique ecosystems, making it the perfect place to escape into the natural world.

10 MIN 25 MIN



HERSTMONCEUX CASTLE ESTATE

A historic estate and gardens featuring beautiful landscaped grounds surrounding a moated castle, with woodland walks and seasonal displays to admire all year long.

11 MIN 28 MIN



PEVENSEY BAY

Only just above sea level, this old fishing village delivers huge, open skies and a long, uninterrupted shoreline to create a wonderful sense of escape.

14 MIN



DALLINGTON FOREST, HEATHFIELD

This 16-hectare reserve offers a choice of trails that make their way through ancient woodland, perfect for dog walking, wildlife spotting and weekend strolls.

24 MIN



HASTINGS COUNTRY PARK

Coastal paths wind their way through wildflower meadows and along dramatic cliffs, offering spectacular coastal views across the English Channel.

25 MIN



HIGH WEALD

(AREA OF OUTSTANDING NATURAL BEAUTY)

A patchwork of ancient woodland, rolling hills and far-reaching views. Explore miles of footpaths and bridleways, passing valleys and historic villages along the way.

25 MIN

A STRONG FOUNDATION

Ninfield offers a strong and eclectic mix of learning opportunities, with highly regarded schools and learning environments catering for all ages.

From early years through to further education, families benefit from access to quality provision, diverse pathways and supportive communities, creating an environment where children can thrive and develop with confidence.

MUDDY BOOTS NURSERY

1 MIN

Delivering exceptional childcare and education for children aged 1-5 years across different sites in Ninfield.

NINFIELD CHURCH OF ENGLAND PRIMARY SCHOOL

12 MIN

A small and popular village primary school located at the heart of the community.

BEXHILL HIGH ACADEMY

7 MIN

A diverse and dynamic school for students aged 11-16.



CLAVERTHAM COMMUNITY COLLEGE

8 MIN

A popular secondary school and sixth form offering a broad and balanced curriculum.

BEXHILL COLLEGE

9 MIN

An established sixth form college with a wide range of A-level and vocational courses.

UNIVERSITY OF SUSSEX

40 MIN

A highly-regarded university offering diverse undergraduate and postgraduate programmes.



WELL PLACED FOR EVERY JOURNEY



BY BUS

From Ninfield

- BEXHILL HOSPITAL
17 MIN
- BATTLE ABBEY
17 MIN
- BEXHILL
19 MIN
- HAILSHAM HIGH STREET
26 MIN
- EASTBOURNE
56 MIN



BY CAR

From Moor Hall Park

- BEXHILL LEISURE CENTRE
8 MIN
- BATTLE STATION
9 MIN
- HASTINGS CASTLE
22 MIN
- EASTBOURNE BEACH
25 MIN
- BRIGHTON
50 MIN
- GATWICK AIRPORT
1 HR 10 MIN

Whilst offering a rural setting, Ninfield is remarkably well connected, with excellent nearby transport links via road and rail.

Battle Station, just a short drive away, sits on the Hastings line and provides direct Southeastern services to London Bridge, Charing Cross, Hastings and Tunbridge Wells.

By road, the A21 and A259 are easily reached and provide gateways for travel across Sussex and beyond, with coastal routes linking Bexhill, Hastings and Eastbourne.

Additionally, bus stops on Lower Street and Bexhill Road are within a short walking distance, providing convenient connections to the surrounding towns and coast, making it easy to enjoy everything the region has to offer without relying on a car.



BY TRAIN

From Battle Station

- HASTINGS
16 MIN
- TUNBRIDGE WELLS
28 MIN
- LONDON BRIDGE
1 HR 8 MIN
- LONDON CHARING CROSS
1 HR 18 MIN
- BRIGHTON
1 HR 30 MIN

DEVELOPMENT PLAN

2 BEDROOM HOMES

- THE ASPEN
Plots 24, 25, 26, 27, 55 & 56
- THE PRIMROSE
Plots 3 & 39

3 BEDROOM HOMES

- THE RIVER BIRCH
Plots 2, 19, 20, 30, 31, 36, 37, 40, 50, 51, 52 & 53
- THE RIVER BIRCH DETACHED
Plots 32, 33 & 54
- THE HEATHER
Plot 12

4 BEDROOM HOMES

- THE RED MAPLE
Plots 13, 28, 29, 34 & 38
- THE VELVET ASH
Plots 14, 17, 18 & 23
- THE NOBLE FIR
Plots 1, 15 & 16
- THE GRAND FIR
Plots 21, 22 & 35



● Self Build Plots ● Affordable Housing

S/S Sub Station LEAP Local Equipped Area of Play

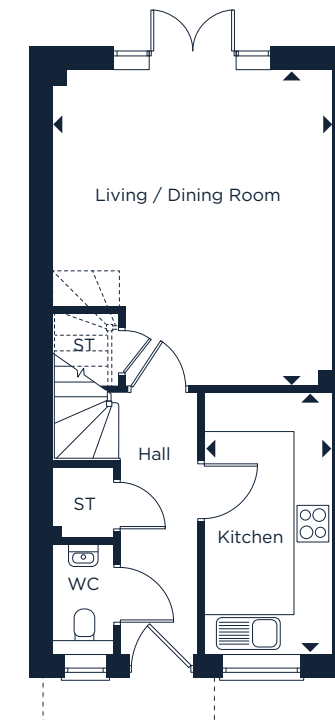
Site plan not to scale and indicative. Subject to change. Areas such as roads, drives, paths, trees and landscaping are indicative only and may vary. Trees on site layout are unlikely to represent actual volume, type or scale.



THE ASPEN

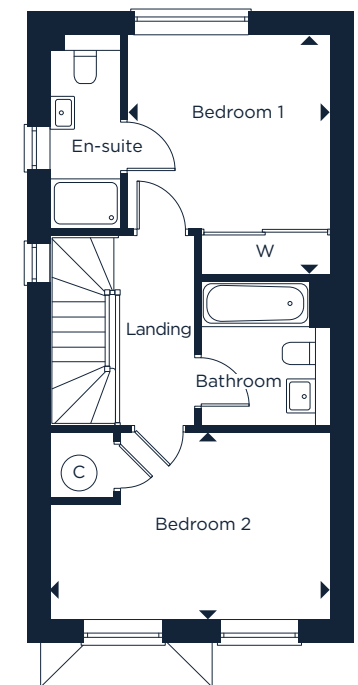
TWO BEDROOM HOME

PLOTS 24, 25*, 26, 27*, 55 & 56*



GROUND FLOOR

Kitchen	
13'4" x 6'6"	4.09m x 2.00m
Living / Dining Room	
16'2" x 14'4"	4.93m x 4.39m



FIRST FLOOR

Bedroom 1	
12'3" x 10'4"	3.74m x 3.17m
Bedroom 2	
14'4" x 9'5"	4.39m x 2.90m

* Handed | ST Store | C Cylinder | WC Water Closet | W Wardrobe
Plots 27 and 55 benefit from a single garage.

All wardrobes are subject to site specification. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary.
All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

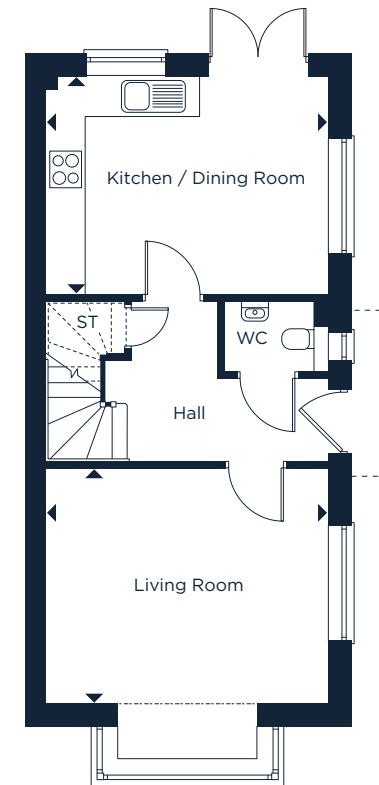
THE PRIMROSE

TWO BEDROOM HOME

PLOTS 3* & 39

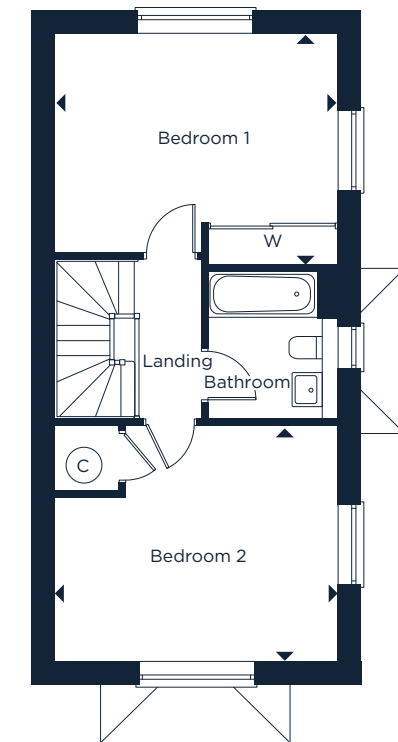


CGI is indicative of plot 3



GROUND FLOOR

Kitchen / Dining Room	
14'5" x 11'2"	4.41m x 3.40m
Living Room	
14'5" x 12'0" (+ Bay)	4.41m x 3.67m (+ Bay)



FIRST FLOOR

Bedroom 1	
14'5" x 11'8"	4.41m x 3.60m
Bedroom 2	
14'5" x 12'0"	4.41m x 3.67m

* Handed | ST Store | C Cylinder | WC Water Closet | W Wardrobe
Plot 39 benefits from a single garage.

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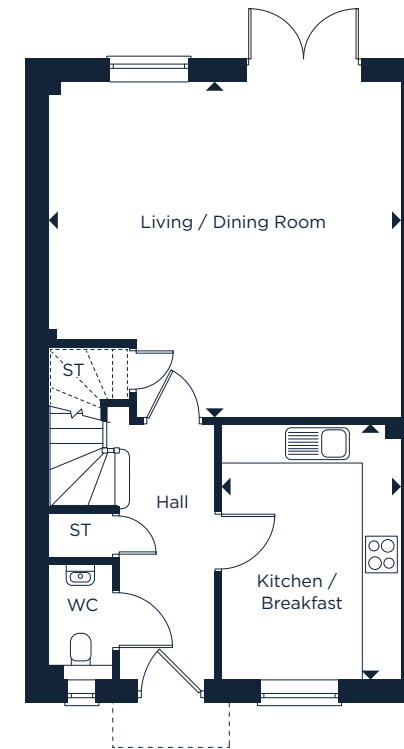
THE RIVER BIRCH

THREE BEDROOM HOME

PLOTS 2*, 19, 20*, 30, 31*, 36*, 37, 40, 50, 51*, 52 & 53*



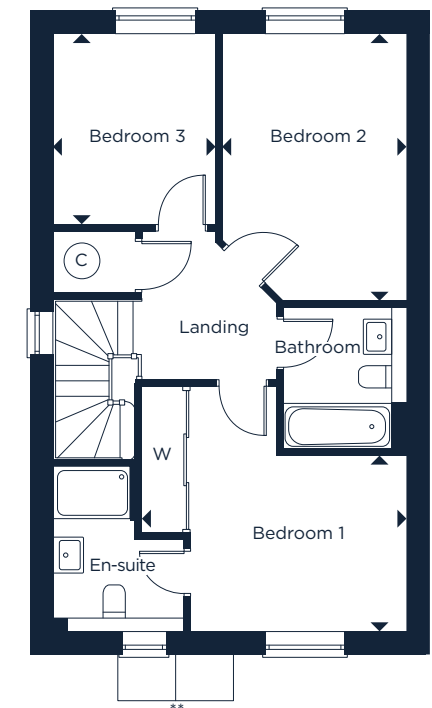
CGI is indicative of plots 19 & 20



GROUND FLOOR

Kitchen / Breakfast
13'1" x 9'2" 3.99m x 2.81m

Living / Dining Room
18'2" x 17'2" 5.54m x 5.25m



FIRST FLOOR

Bedroom 1
13'6" x 9'0" 4.15m x 2.75m

Bedroom 2
13'7" x 9'5" 4.18m x 2.89m

Bedroom 3
9'7" x 8'3" 2.97m x 2.53m

* Handed | ST Store | C Cylinder | WC Water Closet | W Wardrobe
** Porch roof styles vary.

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THE RIVER BIRCH - DETACHED

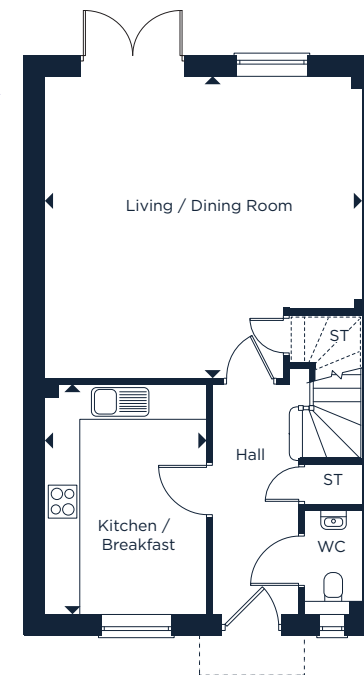
THREE BEDROOM HOME

PLOTS 32, 33 & 54

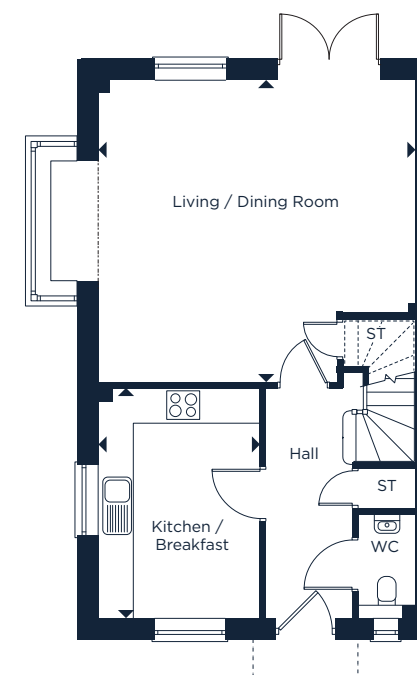


CGI is indicative of plot 32

PLOTS 32 & 33



PLOT 54



GROUND FLOOR

Kitchen / Breakfast	
13'1" x 9'2"	3.99m x 2.81m
Living / Dining Room	
18'2" (+ Bay) x 17'2"	5.54m (+ Bay) x 5.25m
(Bay to Plot 54 only)	(Bay to Plot 54 only)

FIRST FLOOR

Bedroom 1	
13'6" x 9'0"	4.15m x 2.75m
Bedroom 2	
13'7" x 9'5"	4.18m x 2.89m
Bedroom 3	
9'7" x 8'3"	2.97m x 2.53m

ST Store | C Cylinder | WC Water Closet | W Wardrobe
All plots benefit from a single garage.

All wardrobes are subject to site specification. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

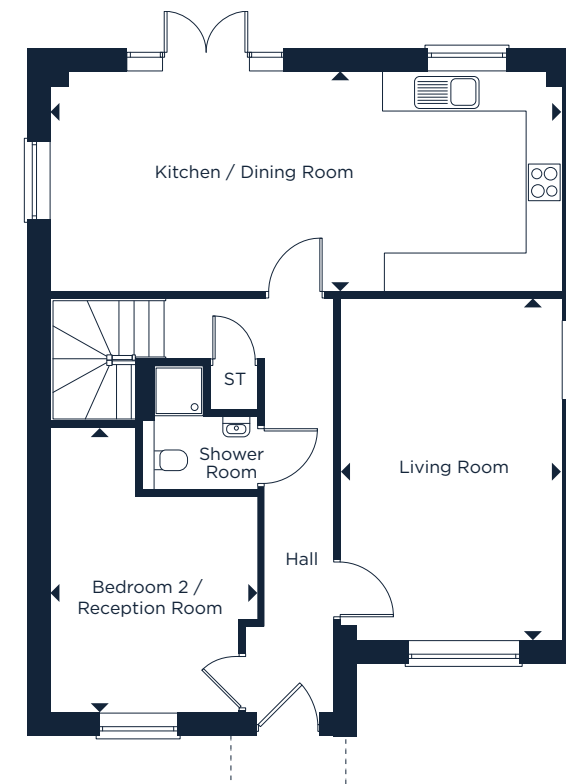
THE HEATHER

THREE BEDROOM HOME

PLOT 12



CGI is indicative of plot 12

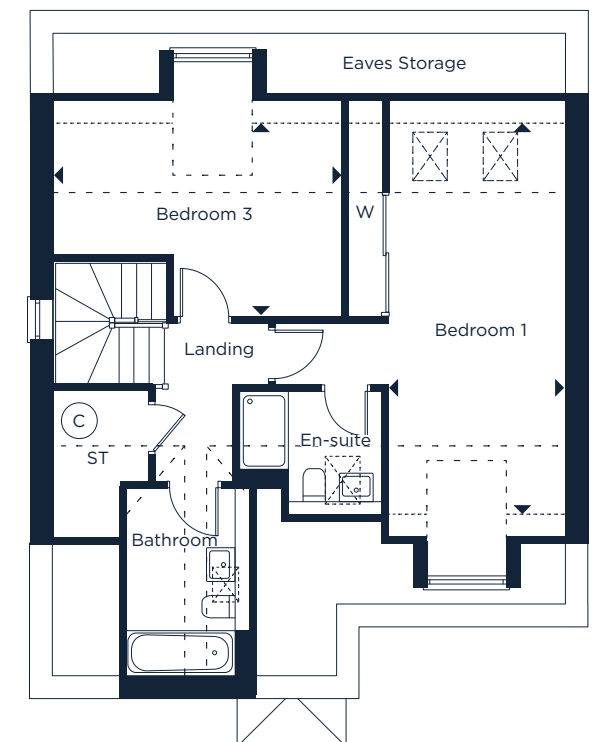


GROUND FLOOR

Kitchen / Dining Room	26'3" x 11'2"	8.01m x 3.42m
Living Room	17'6" x 11'3"	5.35m x 3.45m
Bedroom 2 / Reception Room	14'6" x 10'6"	4.44m x 3.24m

FIRST FLOOR

Bedroom 1	20'1" x 9'1"	6.14m x 2.76m
Bedroom 3	14'8" x 9'9"	4.50m x 3.02m



ST Store | C Cylinder | WC Water Closet | W Wardrobe | ---- Dimensions to 1500mm ceiling height | - - - Denotes full ceiling height | Velux window
This plot benefits from a single garage.

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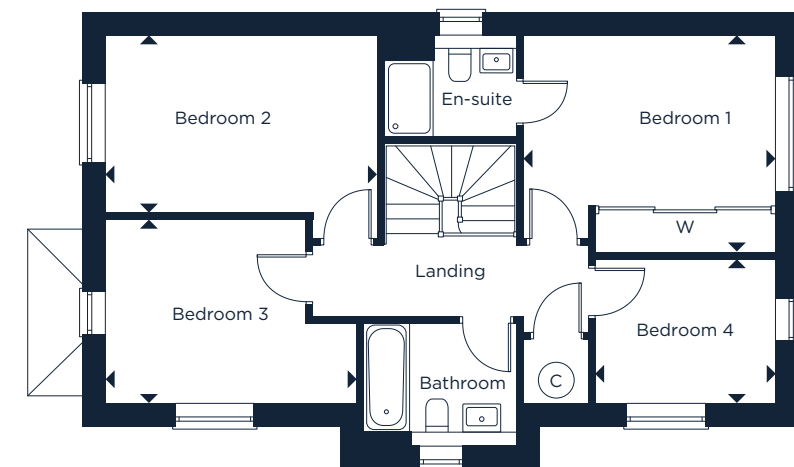
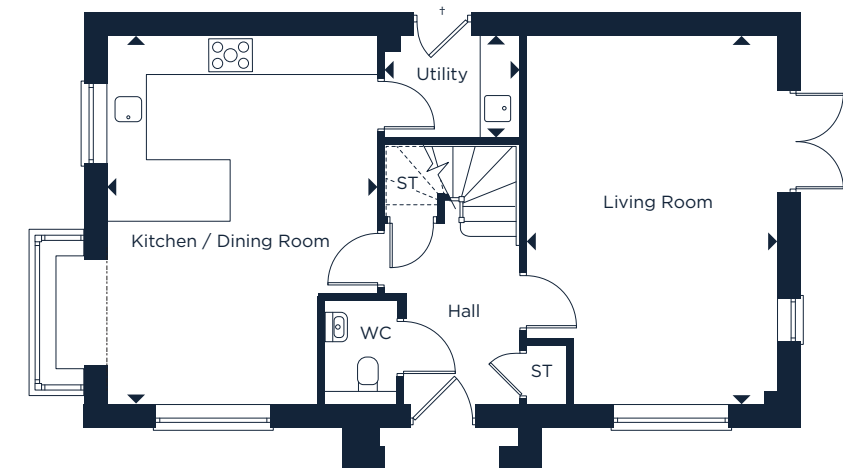
THE RED MAPLE

FOUR BEDROOM HOME

PLOTS 13, 28, 29*, 34* & 38*



CGI is indicative of plot 13



GROUND FLOOR

Kitchen / Dining Room	
18'9" x 13'8" (+ Bay)	5.76m x 4.21m (+ Bay)
Living Room	
18'9" x 12'8"	5.76m x 3.90m
Utility	
7'6" x 5'3"	2.08m x 1.58m

FIRST FLOOR

Bedroom 1	
12'9" x 11'2"	3.93m x 3.39m
Bedroom 2	
13'9" x 9'1"	4.24m x 2.78m
Bedroom 3	
12'9" x 9'4"	3.93m x 2.86m
Bedroom 4	
9'2" x 7'4"	2.81m x 2.25m

* Handed | ST Store | C Cylinder | WC Water Closet | W Wardrobe

† Door to plots 28, 29 and 34 only, window to plots 13 and 38 | All plots benefit from a single garage.

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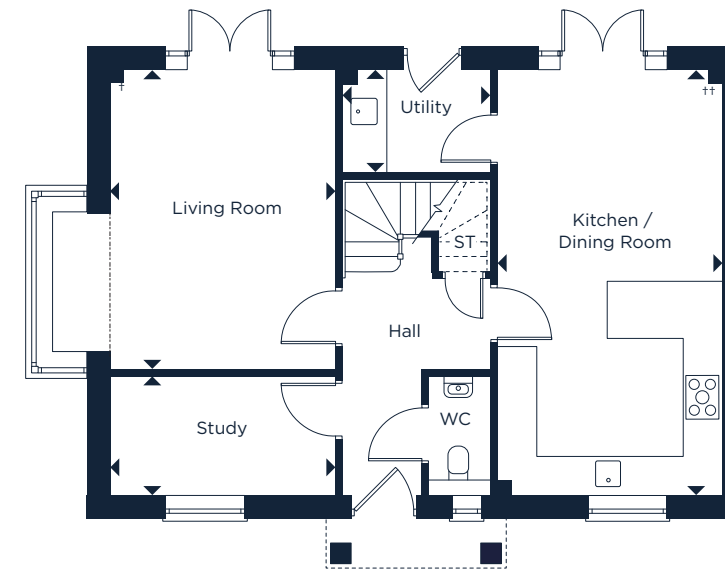
THE VELVET ASH

FOUR BEDROOM HOME

PLOTS 14, 17*, 18 & 23*



CGI is indicative of plot 18

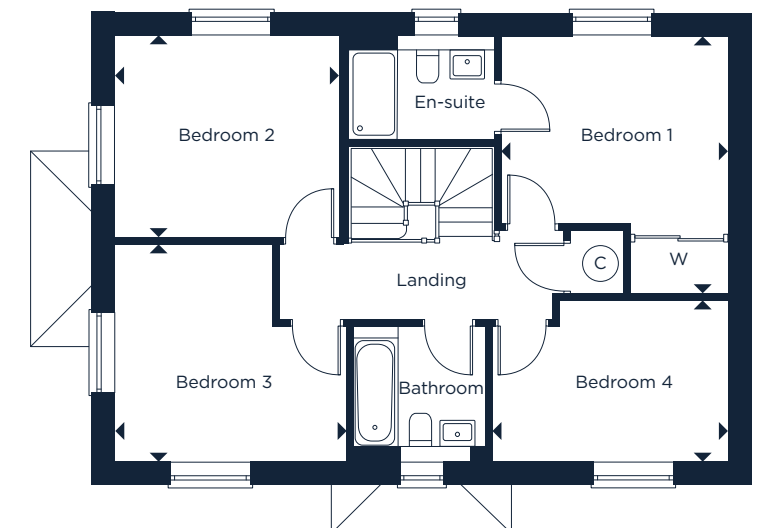


GROUND FLOOR

Kitchen / Dining Room	22'0" x 12'1"	6.71m x 3.70m
Living Room	15'4" x 11'5" (+ Bay)	4.68m x 3.50m (+ Bay)
Study	11'5" x 6'1"	3.50m x 1.86m
Utility	7'5" x 5'2"	2.29m x 1.59m

FIRST FLOOR

Bedroom 1	13'2" x 11'6"	4.03m x 3.53m
Bedroom 2	11'5" x 10'3"	3.52m x 3.15m
Bedroom 3	11'8" x 11'1"	3.59m x 3.39m
Bedroom 4	12'1" x 8'2"	3.68m x 2.51m



* Handed | ST Store | C Cylinder | WC Water Closet | W Wardrobe
† Boxing to plots 14 & 23 only | †† Boxing to plots 17 & 18 only | All plots benefit from a single garage.

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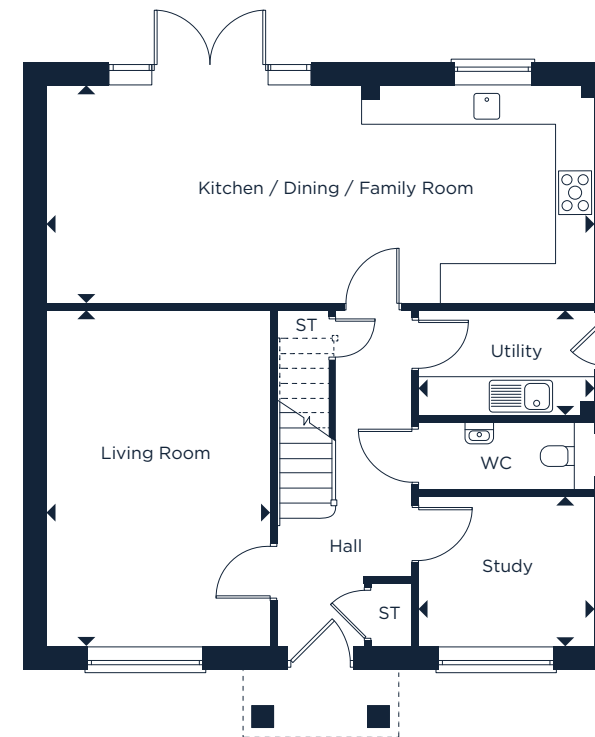
THE NOBLE FIR

FOUR BEDROOM HOME

PLOTS 1, 15 & 16*



CGI is indicative of plot 16

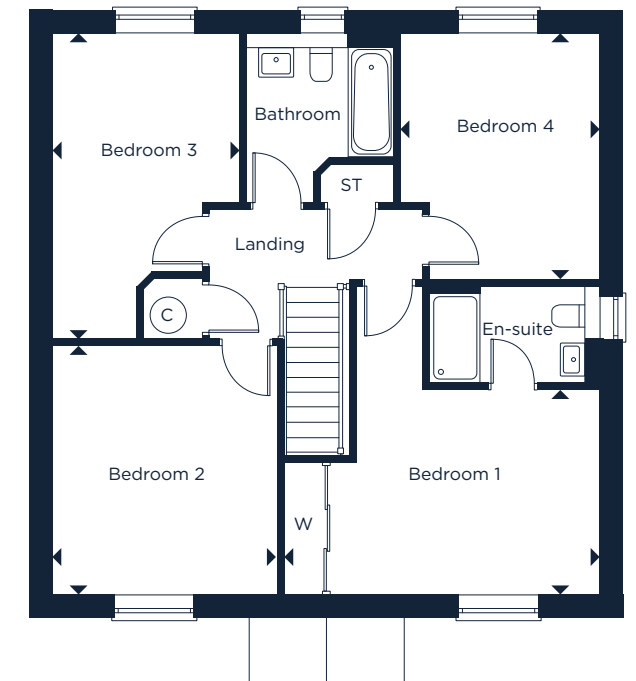


GROUND FLOOR

Kitchen / Dining / Family Room	28'1" x 11'2"	8.57m x 3.40m
Living Room	17'2" x 11'4"	5.25m x 3.47m
Study	8'10" x 7'7"	2.74m x 2.35m
Utility	8'10" x 5'3"	2.74m x 1.62m

FIRST FLOOR

Bedroom 1	16'2" x 10'5"	4.95m x 3.20m
Bedroom 2	12'7" x 11'5"	3.88m x 3.49m
Bedroom 3	15'7" x 9'5"	4.79m x 2.91m
Bedroom 4	12'6" x 10'2"	3.86m x 3.12m



* Handed | ST Store | C Cylinder | WC Water Closet | W Wardrobe
Plot 1 benefits from a double garage | Plots 15 and 16 benefit from a single garage.

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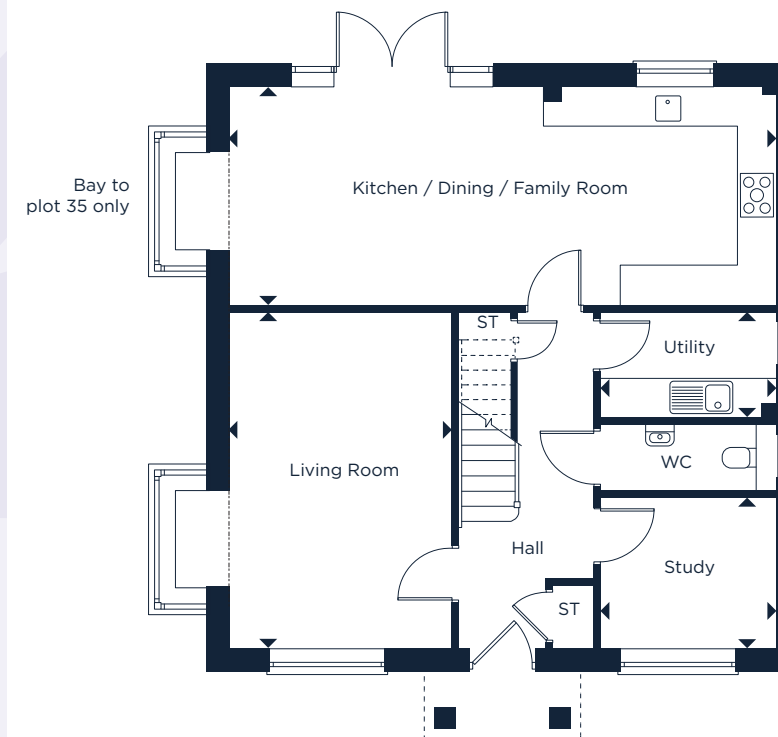
THE GRAND FIR

FOUR BEDROOM HOME

PLOTS 21*, 22 & 35*



CGI is indicative of plot 21

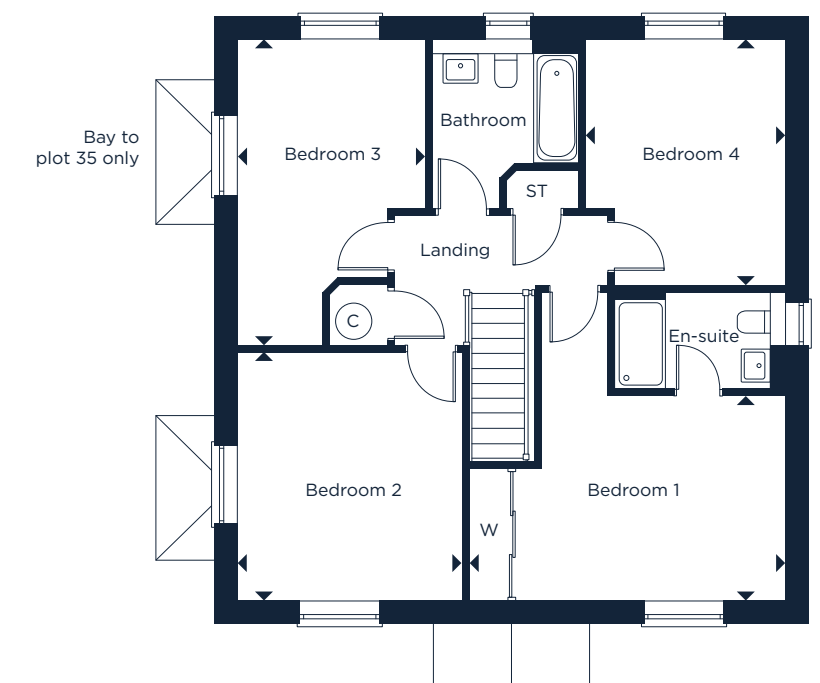


GROUND FLOOR

Kitchen / Dining / Family Room		
28'1" (+ Bay) x 11'2"	8.57m (+ Bay) x 3.40m	
(Bay to Plot 35 only)	(Bay to Plot 35 only)	
Living Room		
17'2" x 11'4" (+ Bay)	5.25m x 3.47m (+ Bay)	
Study		
8'10" x 7'7"	2.74m x 2.35m	
Utility		
8'10" x 5'3"	2.74m x 1.62m	

FIRST FLOOR

Bedroom 1		
16'2" x 10'5"	4.95m x 3.20m	
Bedroom 2		
12'7" x 11'5"	3.88m x 3.49m	
Bedroom 3		
15'7" x 9'5"	4.79m x 2.91m	
Bedroom 4		
12'6" x 10'2"	3.86m x 3.12m	



* Handed | ST Store | C Cylinder | WC Water Closet | W Wardrobe
† Window to plots 21 and 22 only, door to plot 35 | All plots benefit from a single garage.

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SPECIFICATION

INTERNAL FINISHES

- White PVCu double glazed windows
- Smooth ceilings finished in white paint
- All walls finished in Dulux products
- Skirting and architrave in Dulux, staircase with hardwood hand rail and painted balustrades
- Contemporary ladder style internal doors
- Ceramic wall tiling to bathroom and en-suite (where applicable)
- Amtico flooring to kitchen, utility (where applicable), cloakroom, hallway and kitchen / family room (if open plan)
- Ceramic floor tiling to bathroom and en-suite
- Fitted wardrobe with shelf and hanging rail to bedroom 1

MEDIA, ELECTRICAL & COMMUNICATION

- Pre wiring and fittings for TV / satellite to sitting room, bedroom 1 and kitchen / dining
- Terrestrial and Freeview TV aerial provided within loft space
- USB point provided to lounge, kitchen and bedroom 1
- LED down lighters to kitchen, hallway, cloakroom, bathroom and en-suite (where applicable)
- Air Source Heat Pump central heating
- Mains pressure hot and cold water services
- Underfloor heating to ground floors
- Radiator heating to first floors
- Electric heated towel rail to bathroom and en-suites (where applicable)



We pay extra attention to every tiny detail to ensure that our homes are built to the highest standard throughout.



KITCHEN

- Contemporary and traditional designs
- Stainless steel sink with drainer and mixer tap
- Quality kitchens with a choice of doors, laminated worktops and upstands
- Quartz worktops and upstands to 4 bed homes with undermounted sink
- Glass splashback to the hob
- Bosch single oven
- Bosch combi microwave / oven to 4 bed homes
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine / dryer to 2 and 3 bed homes
- Under unit lighting
- Four zone induction hob
- Five zone induction hob to 4 bed detached homes
- A+, A, or B rated kitchen appliances to reduce water and energy use



UTILITY ROOM / AREA*

- Laminated worktops and upstand
- Freestanding washing machine and tumble dryer



SECURITY

- Multi point locking system to external doors
- Ring doorbell
- Double glazed PVCu windows

EXTERNAL AREAS

- External tap
- Front and rear gardens will be landscaped with turf (where applicable)
- Dusk to dawn sensors to front entrance light
- EV chargers
- Visitors parking
- Parking to each plot
- Garden shed to plots that do not have a garage

PURCHASERS EXTRAS

- Carpet to lounge, study, stairs, landing and all bedrooms
- Amtico to lounge
- External rear light
- Shower screen and riser kit to baths
- Wardrobes to other bedrooms
- Quartz worktop and upstands
- High-level TV points to selected plots

Speak to a Sales Consultant for more details.
Specification photography from previous Riverdale development and indicative only.
* Where applicable



Riverdale
DEVELOPMENTS LTD

“Riverdale Developments homes are thoughtfully designed to create safe, friendly environments that promote a sense of community and quality of life.”

We take great care and attention over each and every one of our homes to ensure the developments we produce are worthy of the Riverdale name.

As an award-winning developer, our experience in the industry and knowledge of the most modern techniques ensures that a Riverdale home will always benefit from the highest quality materials, highest standard specification and highest energy efficiency.

This commitment to quality can be seen in a long list of developments that have become home to satisfied customers from London to the South Coast and will continue to provide a safe, comfortable and welcoming place to live long into the future.



PEACE OF MIND

From the day you move in and beyond, we offer various warranties and aftercare services. We provide a comprehensive demonstration of your new home before you receive the keys. Our 2-year customer care warranty and Premier Guarantee 10-year warranty offer further peace of mind whilst you get settled into your new home.



CUTTING YOUR COSTS

All of our homes adhere to the most current environmental standards, ensuring they are not only more environmentally friendly but also more cost effective to maintain. On average, owners of a 90m² new build homes spend just over £1,574 a year to run, compared with £1,995 for owners of older properties - an annual saving of £421. In addition to this, new build properties emit 50% less carbon.*



BLANK CANVAS FOR YOUR UNIQUE STAMP

Each home comes equipped with the latest kitchen and bathroom designs, ensuring that you have modern and stylish spaces right from the moment you receive the keys. This means you can move in, unwind, and immediately enjoy the contemporary comforts and aesthetics of your new home without any further renovations necessary.



SUSTAINABLE LIVING

Investing in a sustainable home is crucial to reduce our environmental impact and promote a healthier, more eco-conscious way of living. These homes are designed to minimise energy consumption, utilise renewable resources, and incorporate efficient technologies that not only lower utility bills but also contribute to a more sustainable and resilient future for generations to come.

*Data source: Home Builder Federation's Watt a Save - Last updated February 2026. (www.hbf.co.uk/research-insight). This is for illustrative purposes only.

MOOR HALL PARK

Sat Nav: TN33 9EE

what3words: ///marzipan.sprays.braved

Local Map



Area Map



Riverdale
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It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garages / materials used. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All internal and external photography of properties depicts previous Riverdale Developments. Other photographs are of the local area or indicative lifestyle images. Designed and produced ThinkBDW 2026 06596-04.

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