

Hillfoot Fields

Development update



Issue 1 | Spring/Summer 2024



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Hillfoot Fields comprises of:

- 97 private sale homes
- 53 pre-sold homes
- An equipped play area
- A balancing feature

Development activity

- Footpaths are due to be completed by Autumn 2024
- The play area is to be completed by Autumn 2024
- The balancing feature is due to be completed by Autumn 2024
- The proposed school site is owned by others

Planning

Some Permitted Development Rights have been removed so changes to garages and roofs/lofts cannot be undertaken without planning permission from the Local Authority

Timeline

- Road surfacing works are due to be completed Summer 2024
- The play area is to be completed by Autumn 2024
- The balancing feature is to be completed by Autumn 2024
- The access gate to Elm Road will be reviewed in Summer 2024 after the build compound is moved, and worked on in Spring 2024
- The build compound will be relocated in Spring 2024 and will be offsite in Summer 2024

Managing agent

All homes at Hillfoot Fields are subject to an estate charge.

A Dandy Wren have been instructed by Vistry as the managing agent. This charge covers the maintenance of the open public spaces including the equipped play area.

A Dandy Wren
13a Canonbury Yard
190 New North Road
London N1 7BJ
Telephone 0345 034 0683

Anticipated handover date to Managing Agent is Autumn 2024

Development information

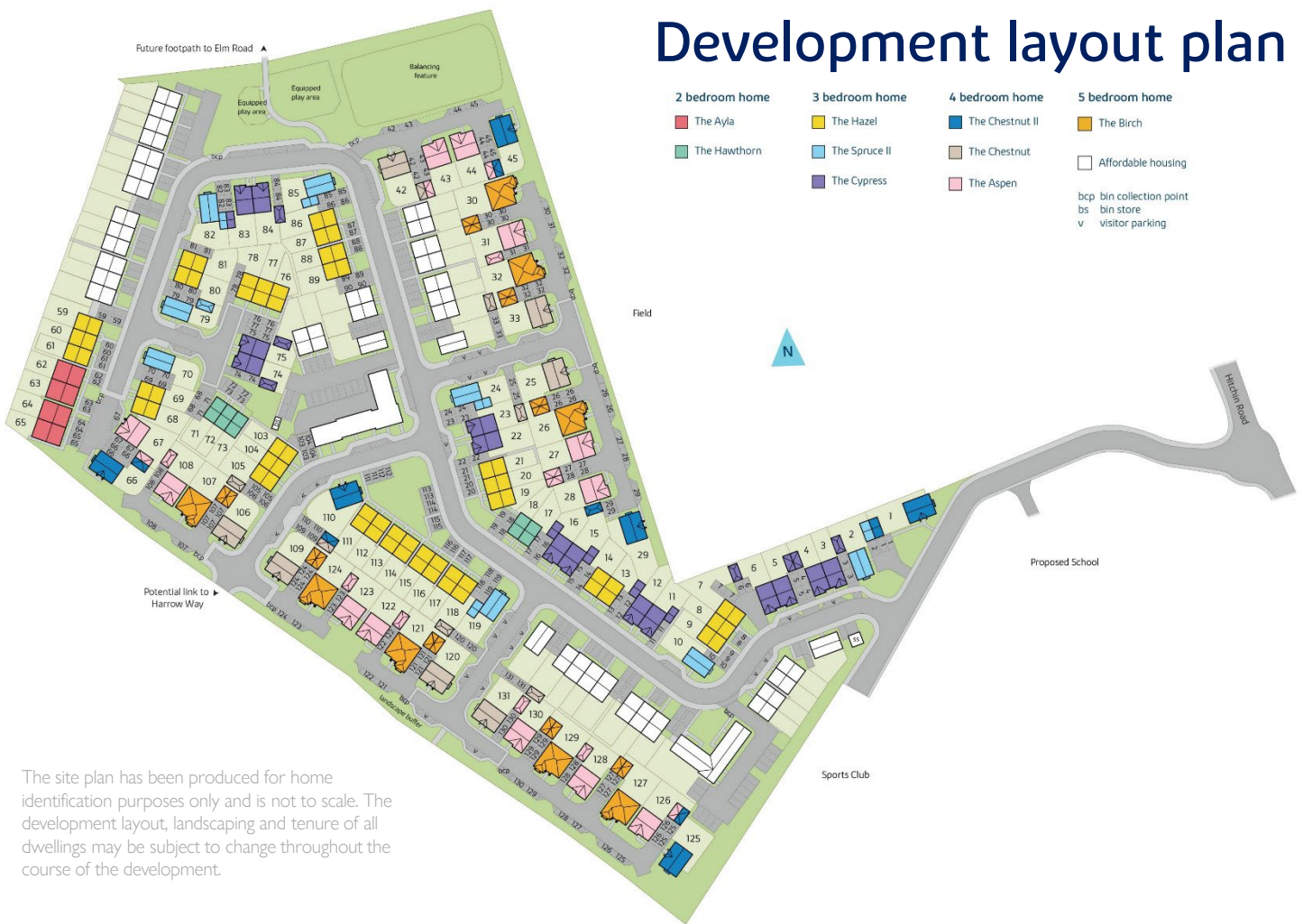
- We will be providing swift boxes to plots 2, 7, 25, 29, 42, 45, 46, 80, 85, 119, 132 and 150
- We will be providing bat boxes to plots 27, 28, 52, 65, 66, 106, 107, 109, 120, 125, 128 and 129
- We will be installing an acoustic fence to the boundary of the football club
- The following plots will be fitted with photovoltaic panels, of which ownership transfers to the homeowner on completion: 25, 27-29, 31, 33, 42, 43-44, 67-69, 71-75, 80-81, 83-84, 86-89 and 110-118



Services

Open Fibre Networks limited (OFNL) have been appointed to provide fibre for broadband to properties on this development. British Telecom is not available on this development.

Development layout plan



The site plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

How will the development benefit the local community?

We will support the local community by contributing over **£2.5 million** towards:

- A health centre
- Shefford library
- Community building improvements
- New or upgraded facilities at the Shefford Town Saints Football Club and Memorial Association Building
- The improvement of existing play facilities in Shefford
- Education

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

nhcustomerservices@vistry.co.uk

