

Coronation Fields Development update



Issue 7 | Winter



Keeping you updated

Whether you are thinking of making Coronation Fields your new home, those are eagerly waiting to move in or those already enjoying their new home, we would like to welcome you to the latest copy of the Coronation Fields Development Update.

We take our responsibility to our customers, past, present, and future, very seriously. We hope it will be useful to you all, whether that be to help you decide if this is the right place for you and your family or to keep you informed and updated as a purchaser and resident of a brand-new home.

Overview

- The Coronation Fields development will deliver 140 new homes.
- The development will benefit from a local equipped area of play (LEAP).
- Half of the development has been designated as a suitable alternative natural greenspace (SANG) and provides pedestrian links to existing open space and alternative SANG land.

Site activity

- Construction works are progressing at the front of the site to complete the remaining private and affordable housing.
- The works to the onsite SANG have now been completed and any maintenance is now in the responsibility of Wokingham Borough Council.
- The LEAP in the centre of the site is being constructed with play equipment to be installed towards Winter 2025.

Timeline

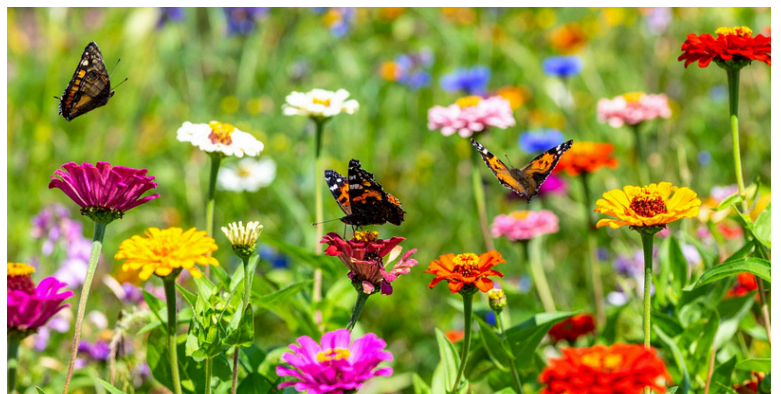
- The first completions on the development took place in December 2023. The final completions are anticipated to take place in summer 2026.
- The show homes and marketing suite are currently open to the public and are located at the front of the development. Please see the website for our opening hours.
- The LEAP which is located in the centre of the development is due to open early 2026.
- A second entrance to the development (off Park Lane) is due to be completed by winter 2025/2026.

Managing agent

- Vistry have appointed Trinity Estates management Limited as the Managing Agent for the development.
- The Management Company name is Hogwood Park Estate Management Company Limited
- Vistry will transfer areas of managed land on a phased basis by Summer 2026

Ecology

- A range of ecological enhancements have been installed across the development including the planting of numerous new trees and plants, as well as initiatives such as hedgehog highways, that are designed to allow hedgehogs to travel through gaps in fences throughout the development.
- There will also be a programme of installation of bird and bat boxes throughout the development
- Future proposals being worked on include the implementation of other measures to benefit dormice and other mammals



Services

All of our homes on the development are served by gas, electricity, water, Openreach telecommunications and broadband.

Development layout plan

2 bedroom home

The Holly

3 bedroom home

The Cypress

The Stoneleigh

The Spruce II

The Kingswood

4 bedroom home

The Maple

The Maple II

The Mulberry

The Aspen

The Aspen II

5 bedroom home

The Lime II

The Lime

Pre-sold homes

2 bedroom homes

3 bedroom homes

4 bedroom homes

v visitor space

ss substation



How will the development benefit the local community?

Coronation Fields will also support the local community by contributing over **£596,000** towards:

- S106 contributions, local donations
- Bus services
- Pedestrian walkways & access
- Parks & gardens
- Cycle ways

We will also be providing:

- Affordable Housing
- Allotments
- Play areas
- Green areas

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:

customerservice.thamesvalley@vistry.co.uk

