

Yardley Manor

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

The development will provide local facilities including a community centre with kitchen, hall and changing rooms, a junior football pitch and an equipped play area. These areas along with the public open space and balancing features at the front of the development will be transferred to and maintained by Olney town council.

Yardley Manor comprises of:

- 88 private sale homes
- 37 pre-sold homes
- An equipped play area
- A play area
- Balancing features
- A community football pitch
- A BMX track
- Public open space
- A community centre
- A public art feature

Development activity

- The public art feature will be installed in Summer 2025
- The play area, equipped play area, community football pitch and BMX track are due to open Autumn 2024
- The community centre is due to open in Summer 2025



Timeline

- The play area, equipped play area, community football pitch and BMX track are due to be open Autumn 2024
- The community centre, along with the public art installation, is due to open Spring 2025
- The roads and footpaths are due to be completed Autumn 2025

Management company

The following properties with private lighting will be members of the Management Company and have a service charge to cover the cost of running and maintaining the lighting columns:

Plots 4 –7, 18 –24, 35 –36, 39 –48, 93 –96, 101 –103, 112 –115, and 124 –125.

Anticipated handover date to the Management Company is June 2024

Development information

Bird boxes to plots: 6, 26, 53, 74, 76, 81, 104 and 111

Bat bricks to plots: 4, 12, 27, 82 and 123

Provision of hedgehog highways

Solar Photovoltaic Systems (PV panels)

These are fitted to the following plots:

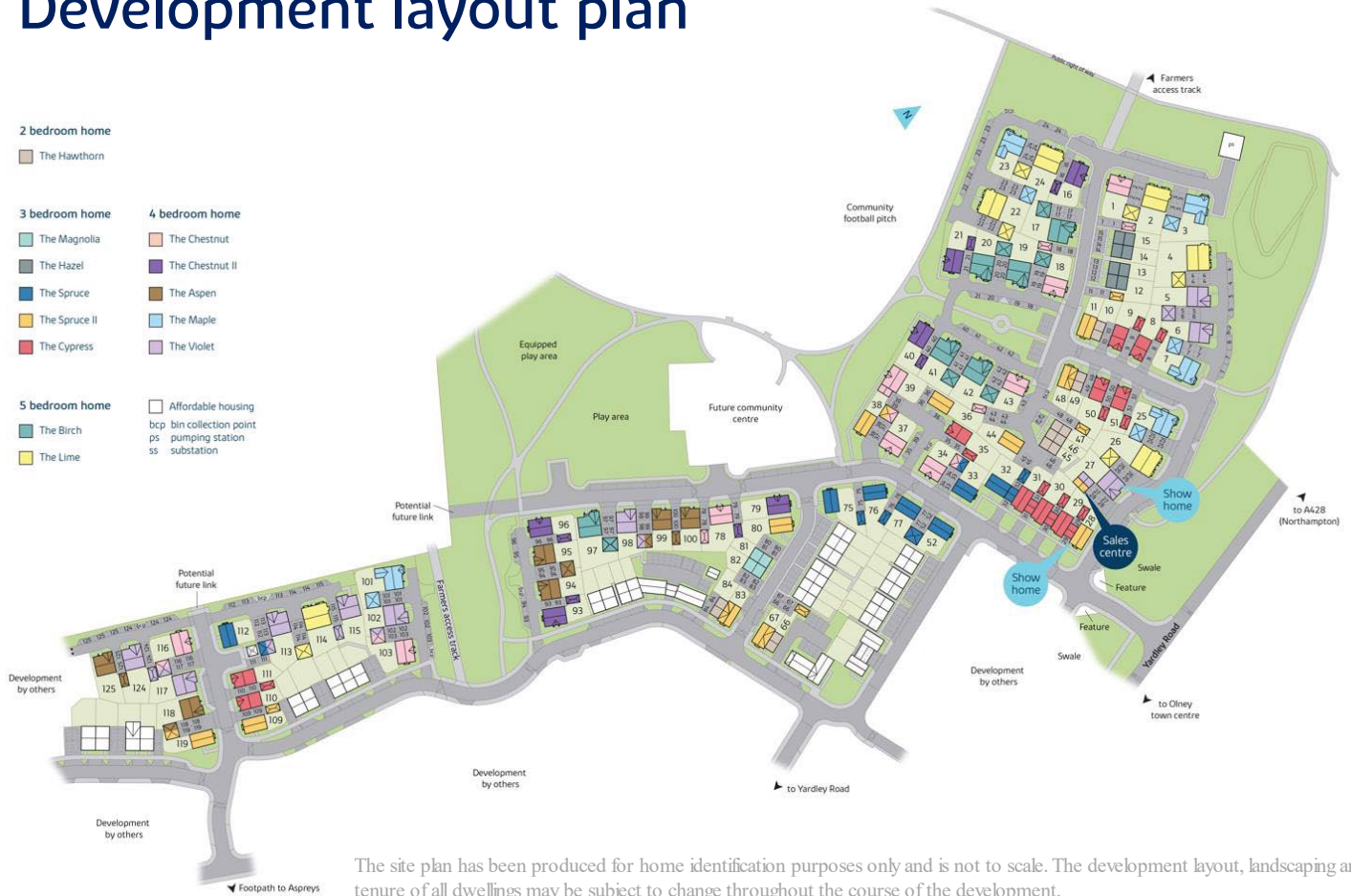
5, 17, 24, 36, 41, 42, 44, 102, 103, 116, 117, 118



Services

There is no restriction on service providers

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 Yardley Manor benefit the local community?

We will support the local community by contributing over **£3.3 million** towards:

- An all-weather sports pitch and improve flood lighting at the recreation grounds
- Improving and maintaining Emberton Country Park
- The relocation of Cobbs Garden surgery
- Improving Olney library and provision
- The development of Cowper and Newton Museum
- An improved bus service
- Providing a skate park at the recreation grounds
- Education
- Improvements to Aspreys, Yardley Road and provide cycle and pedestrian footpaths through parts of the development
- Providing multiple equipped play 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:

nhccustomerservices@vistry.co.uk

Bovis Homes