



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 include:

400 new homes

40% S106 affordable housing provision

Play areas and games facilities

Attenuation basins & open space

Site Activity

- Site works commenced in Spring 2025.
- The development is forecast to complete by December 2029.

Adoptable Roads & Drainage

- Technical and Legal approvals have been secured from the adopting drainage and highways authority for the existing infrastructure serving the site.
- The process of obtaining Technical Approval for the remaining roads and drainage infrastructure within the site is currently in progress.

Open Space and Play Areas

- The development includes a generous amount of green space, designed to benefit the future residents. From landscaped areas to dedicated play zones, there's plenty of opportunity to relax, explore, and enjoy the outdoors.
- These open spaces and play areas will either be maintained by professional managing agents or adopted by the Local Authority.
- If the Local Authority decides not to adopt, a covenant within each property transfer ensures that homeowners contribute to the upkeep through Management Companies.
- In this case, two Management Companies would be responsible: one overseeing the wider site, and another focused on the residential parcels. This would result in a two-tier estate charge, currently forecast at c.£312 per year.
- We'll continue to keep you updated as the development progresses and more details become available.



Benefits of the development

- A variety of homes: The site will offer a mix of 1-5- bedroom homes, catering to a range of needs and lifestyles.
- Greener living: Around 135 trees are planned across the development, creating a lush and welcoming environment.
- EV-ready: Every home will be equipped with an electric vehicle charger, in line with Part L building regulations.
- Solar-powered homes: Up to 200 properties will benefit from solar PV panels, helping reduce energy costs and environmental impact.
- Community investment: The development will generate £2.9 million in Section 106 contributions, supporting improvements and services in the local area.

Development Layout Plan



This 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. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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.

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.CentralHomeCounties@vistry.co.uk

lindenhomes.co.uk