

Lunar Park

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 West Cambourne masterplan provides a holistically designed sustainable 2,350 home extension to Cambourne. West Cambourne will benefit from two new primary schools, local shops, business parks, play spaces, sports pitches, a community centre, allotments, an extensive network of new woodlands, lakes, wetlands, grasslands and nature areas.

Lunar Park at West Cambourne comprises of:

- 139 private sale homes
- 61 affordable homes

Development activity

Work will be starting soon to enable access to the new school extension off Royce Street via Dobbins Avenue. Works should be complete to allow access in Autumn 2024.

Timeline

- The highway and paths remedial works on Lunar Park will be completed in Spring 2025

Managing agent

A Dandy Wren has been instructed by Vistry as the managing agent for the apartments.

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

Anticipated handover date to the Managing Agent is December 2024.

There is no management fee for freehold houses.

Development information

- We will be providing bird boxes to plots 1568-1577, 1588, 1614, 1618, 1620, 1630, 1631, and 1633-1638.
- We will be providing bat boxes to plots 1592, 1594-1599, 1602, 1603, 1624-1629, 1642, 1746 and 1748.
- The following plots will be fitted with photovoltaic panels, of which ownership transfers to the homeowner on completion: 1574, 1575, 1593, 1594, 1602, 1603, 1611-1613, 1614-1623, 1630-1638, 1746, 1747
- All houses and apartments will be fitted with a 3 pin 2kW trickle charging point (not compatible with the 7kW electric car charger)
- A network of hedgehog highways will be provided throughout



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 West Cambourne benefit the local community?

We will support the local community by contributing over **£54 million** towards:

- A library
- Education (one secondary school and two primary schools)
- Special education facilities
- Upgrading works to Black Cat to Caxton Gibbett
- Extension of Sackville House Medical Practice building
- St Neots household recycling centre
- Equipped play area
- A six lane running track
- Sports and community facilities
- Providing local and neighbourhood equipped play areas and a BMX track
- Providing open spaces and public art
- Providing playing fields and allotments
- Providing retail units
- A burial ground

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