SUMMER 2026 | ISSUE 6

DEVELOPMENT UPDATE

BAY VIEW, NORTHAM



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

Bay View is a beautiful development of 2, 3, 4 & 5 bedroom homes, with spectacular far-reaching views over Bideford and Westward Ho! Parts of the site are allocated for future school land and community centre land.





Managing Agent

The managing agent is Gateway and the management company is Bay View (Northam) Management Company Limited. You will receive additional communication from them directly.

Site Activity

- A play park has been created and is now open in phase one.
- As part of the required highway improvements, a cycleway is currently being constructed on Buckleigh Road and what is known locally as Daddon Hill Lane to the south of the site. The road and new junction have been tarmacked and we have carried out the road safety audit. Construction traffic is now accessing the site from Buckleigh Road, instead of Bay View Road.
- The sewers and storm drains in phase one are connected and have been inspected by South West Water. Section 104 agreements are in place and the adoption of drainage on site will take place when the site is more advanced and more occupations have taken place.
- Footpaths have been topped to occupied areas (homes 130-124, 115-120, 1-32 and 38-72) and remaining footpaths will be topped in line with the last completions.
- There is an existing farm that currently sits vacant on parts of the site and has now been demolished. The quarry area is due to be cleared this autumn. The final stage of the archaeological investigation has now been completed.
- Phase one (and all roads in this phase) is expected to be completed in winter 2026/27.
- Work on phase two started in November 2023 and the second phase will include air source heat pumps and photo voltaic panels on selected homes.

Ecology

- Bird and bat boxes will be housed on the development to encourage habitat corridors.
- Wildflower meadow planting is also being added to the development.
- There will also be an orchard at the bottom of the site.



Services

The current service providers are:

- British Gas (gas) –phase one
- British Gas (electric) –phase one
- GTC (electric) –phase two
- South WestWater (water) –phase one and two
- IWNL (water) –phase two
- Openreach and Grain (broadband) –phase one
- Openreach (broadband) –phase two



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.

How will the development benefit the local community?

Bay View will also support the local community by contributing towards:

- £433,160 towards primary school education
- Land for a new school
- Improve infrastructure works along Bay View Road
- £7,800 will be available for library services
- £25,740 for early years education
- £141,000 contribution towards the Atlantic Racquet Centre

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. The above 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. 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.

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.devonsouthwest@vistry.co.uk

Bovis Homes
Est. 1885