

Haldon Reach

Development update



Issue 1 | Spring 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

There will be 305 new homes on the development, which will provide:

- 128 affordable homes for rent or shared ownership
- Ino equipped area of play & seating area
- Cycle and footpath links to surrounding areas
- Designated Community area
- Matford Brook Academy

Site Progress

Current working on the remaining plots within Phase 8b, of which 82 plots are in build. Build stages ranging from foundations to finals.

The next plots to be handover are 8099, 8102, 8065, 8066

- Complete everything inline with the programme on current phase.
- Phase 3 is due to commence in the autumn
- New Show homes Plots 8105-8108 inc. due to open Mid Summer

Specific items

- Rear RC Retaining Wall in progress rear of plots 8014-8024inc.
- 75% of Mains service are laid on Phase 8b

Timeline

- Important dates: Phase 8b to be complete by Q1 2025
- Show home date 8105-8108 to be complete Mid Summer
- Opening date of play parks, larger area of POS Q1 2025
- Road will be ongoing with final surfacing as the construction work progress.

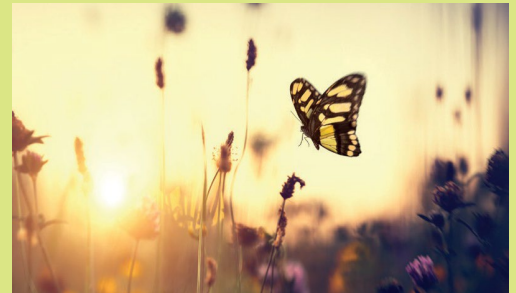
Managing agent –

The managing Agent for Haldon reach is Gateway Property Management (GPM). Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice signing a contract with and being accountable to company.
- Carrying out health & safety and fire risk assessments.
- Organising contracts (such as grounds maintenance).
- *Handover of Phase 7 to GPM is complete. For future phases – These will be handed to GPM 6 months from the final home completing.*

Ecology

- Bird and bat boxes to be fitted to new buildings
- Clearance of any suitable bird nesting habitat (trees and scrub) to be undertaken outside of the bird nesting season



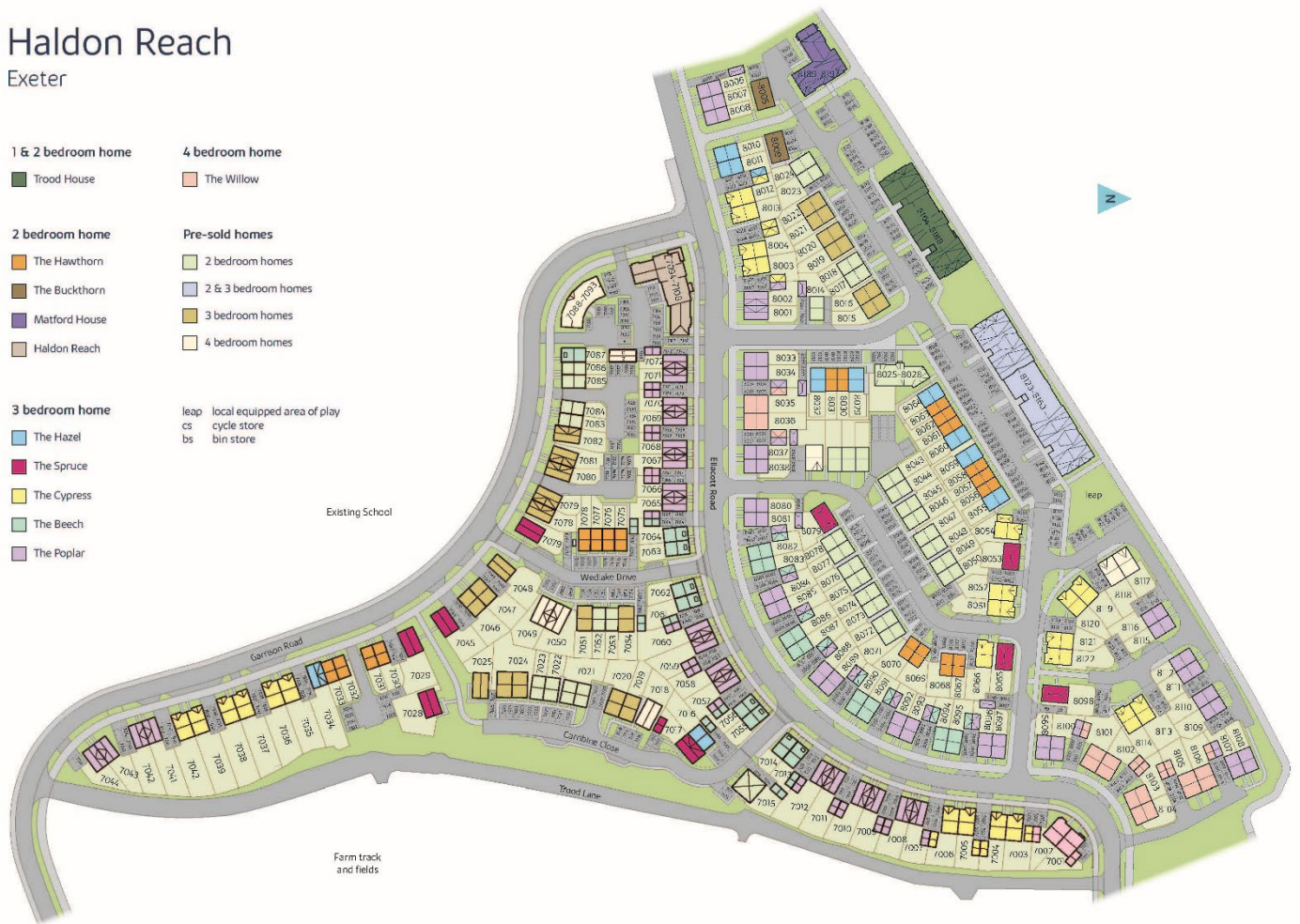
Services –

- The initial billing of Gas and Electric will be through British Gas
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated. Virgin media is also available on Phase 8
- Water billing mains water supply and sewerage, will be billed through South West Water.

Haldon Reach

Exeter

- | | |
|-------------------------------|---|
| 1 & 2 bedroom home | 4 bedroom home |
| Trood House | The Willow |
| 2 bedroom home | Pre-sold homes |
| The Hawthorn | 2 bedroom homes |
| The Buckthorn | 2 & 3 bedroom homes |
| Matford House | 3 bedroom homes |
| Haldon Reach | 4 bedroom homes |
| 3 bedroom home | leap local equipped area of play |
| The Hazel | cs cycle store |
| The Spruce | bs bin store |
| The Cypress | |
| The Beech | |
| The Poplar | |



How will the development benefit the local community?

Haldon Reach will also support the local community by contributing towards:

- £90,000 plus towards Sustainable travel voucher
- £120,000 plus towards Health Facilities
- £600,000 plus towards Community Building area
- £25,000 plus toward Exe Estuary SPA
- Development as a whole to contribute £3,800,000 plus towards Chudleigh Road Link works

We will also be providing:

- Affordable Homes
- A Community Centre
- Matford Brook Academy
- Equipped play area and Public open space
- SANG (Suitable Alternative Natural Green Space)

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:

haldonreach.sales@bovishomes.co.uk

