

DEVELOPMENT UPDATE

HARRINGTON GARDENS, PINHOE



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 380 new homes on the development which will provide:

- 65 affordable homes for rent and shared ownership.
- 2 equipped areas of play.
- Attenuation basin and separate pond.
- Public open space linked with cycle and foot paths.
- A new community centre and retail unit.

Site Activity:

- Phase 1-4 are now complete with landscaping ongoing.
- Road's surfacing to be complete by Q1 2026.
- New brand refresh now complete for phases 5 & 6.
- Ground works have commenced on phases 5 & 6 with first completions due in January 2026.



Timeline

- Phases 1 – 4 (plots 1 – 255) now completed.
- Remedial works have been carried out on the small play park, awaiting Rospa certification.
- Phases 5 & 6 (plots 256 – 380) works have commenced.
- Works still ongoing for the roads within phases 1 – 2 to receive final surfacing. The footpaths have been topped with a phased approach to complete the area.

Ecology

- Bird and bat boxes to be fitted to new buildings; the equivalent of one bird or bat box per three nesting season (ie. Between October and February inclusive).
- Native woodland and scrub planting has been planted on the re-vegetated northern slope of the quarry.
- The SUDS pod has been created to the south-east of the site. This has been planted with a mix of native pond planting and wetland meadow planting
- Clearance of any suitable bird nesting habitat (trees and scrub) to be undertaken outside of the bird nesting season.

Managing Agent

The managing Agent for Harrington Park is Wilkinson Grant & Co. Block and Estate Management. Key responsibilities include:

- Development inspections on a regular cycle.
- Providing proactive development updates to customers.
- Inspection of repair matters prior to action where required.
- Liaison with developers concerning defects in the common parts.
- Sourcing specialist contractors.
- The development will be handed to Wilkinson Grant & Co. 6 months from the final home completing.
- Phase 1-4 handed to Wilkinson Grant & Co. as of July



Services

- The initial billing of Gas and Electric will be through British Gas.
- Your home has an OFNL line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated
- Water billing mains water and sewerage will be billed through South West Water.

HARRINGTON GARDENS

Pinhoe

-  SANDSTONE HOUSE
2 bedroom apartment
-  THE ASHLEE
2 bedroom home
-  THE CARTWRIGHT
2 bedroom home
-  THE BECKETT
3 bedroom home
-  THE ELMSLIE
3 bedroom home
-  THE CRESCENT
4 bedroom home
-  THE MYLNE
4 bedroom home
-  THE KEMPTHORNE
4 bedroom home
-  THE GRAINGER
4 bedroom home
-  THE COTTINGHAM
4 bedroom home
-  THE ALDRIDGE
4 bedroom home
-  THE LUTYENS
5 bedroom home
-  THE COLLICUTT
5 bedroom home

v visitor space
bc bin collection point
cs cycle store
leap play area

PRE Pre-sold homes

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. Fixtures 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.

