

Sherford Phase 2D

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

Bovis are in the process of constructing 207 new homes, of which 135 will be affordable. When completed, the wider Sherford development will also provide:

- Approximately 5,500 new homes.
- Green spaces spread throughout the development.
- A new town centre, with shops & facilities.
- New primary & secondary schools.
- A 500 Acre Country Park.
- New sports Pitches.
- A new business park

Site activity -

- We are currently in line with our anticipated program.
- There are currently over 125 homes being built on phase 2D at various phases of build.
- Next stages in the project of significance are the completion of phase 2D at the end of 2025. With works starting on Phase 3 anticipated for January 2025.

Specific item –

All mains in place ahead of plot construction works beginning, as part of the wider Sherford strategic plan..

Timeline

- The first completions on Phase 2D, Bovis Sherford commenced from September 23 with continued completions through to site complete.
- This parcel of works consists of 207 mixed tenure plots programmed to be completed by the end of 2025.
- The new Poplar Show Home was launched on Phase 2D at Sherford in November 23.
- Roads and footways to be completed in line with plot occupations and the highways completed road adoption road process has been instigated.



Managing Agent –

The managing Agent for Sherford 2D is Trinity Estates. 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).

*Each phase of development will be handed to **Trinity Estates** 6 months from the final home completing.*

Ecology

Within the development itself, bat and bird boxes will be installed to provide a habitat for these species within the built environment.

- Hedgehog highways will also be created by providing hedgehog holes within boundary fences.

The Wider Sherford Development will provide, when complete:

- A Country Park with wetlands, grassland & wildflower meadows habitats.
- Wildlife corridors have been established throughout the development to maintain habitat connectivity for a number of species.
- Sensitive lighting design will be provided to preserve dark habitats for bats and strategically placed wildlife crossings.
- Enhanced Woodland areas.

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
- Water billing mains water supply and sewerage, will be billed through South West Water.



How will the development benefit the local community?

As part of the wider development, the Consortium will also support the local community by contributing towards/providing the following:

- 'Major Works' Contributions to the council so far totalling £4.5 million.
- £300,000 contribution towards the North Elburton Cycle Connection
- £175,000 contribution towards the Saltram Link
- £500,000 contribution towards local Recycling facilities
- New primary & secondary schools
- New Doctors Surgery
- 500 Acre Country Park
- New Town Centre, including shops and other facilities
- New play parks, a skate park and outdoor sports pitches

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.

For more information on the wider Sherford development visit: sherford.uk

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:

sherford.sales@bovishomes.co.uk

