

DEVELOPMENT UPDATE

THE TORS, TAVISTOCK



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 Tors development comprises of a range of 2-5 bed homes and apartments. This development will provide 240 new homes with the following features :

- 69 affordable homes
- Infiltration basins
- Energy Efficient
- A Play Area to the North-West of the development with Public Open Space to the South East
- External fused spurs to facilitate future EV charging where possible

Site Activity:

- Just under 100 occupied plots on phase 2.
- Still ongoing works underway for the permanent connection of electricity of a new substation for Phase 2B.

Specific item:

- Electric mains connection legal's completed. Works have commenced for a permanent connection
- Existing overhead cable at the entrance to phase 2 will be grounded following permanent connection. Communication to follow.
- Relocation of Sales cabin works still ongoing



Timeline

- First completion were handed over in May 24, with more completions ongoing until site completion.
- POS to phase 1 completed. POS to phase 2a due to be completed in line with completion of the phase.
- Footpaths and POS areas between phases 1 & 2 have been installed.
- 75% of roads and sewers are installed.

Ecology

- Badgers are present onsite and use the Public open spaces for foraging.
- A badger tunnel has been constructed beneath the main spine road to help the badgers cross the development safely
- Construction areas are fenced off to protect the badgers from harm
- Hedgehog highways have been provided where possible within plot back gardens, please ask sales executives for further information.

Managing Agent

The managing Agent for The Tors 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.

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 will be billed through South West Water.
- Surface water & Foul sewerage will be billed via Icosa Water Services Ltd for phase 2 and South West Water for phase 1, an appointed company under OFWAT.
- In line with the Air Quality Planning Guide, our planning process has ensured that all layout revisions, approved and discharged as of December 2022, support environmental standards. Each home is now equipped with an external fused spur. This feature allows residents to easily install EV charging points within their property boundaries. Electricity consumption for charging will be billed directly to homeowners through their regular electricity accounts.
- All properties registered under the 2021 building regulations will include solar panels and a waste water heat recovery system. Each property is designed to meet the energy efficiency targets set out in the SAP (Standard Assessment Procedure) calculations. Details regarding performance targets and warranty coverage can be found in the completion documents.

2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes	Pre-sold homes	v visitor space ss substation cs cycle store bs bin store pos public open space neap neighbourhood equipped area of play
The Buckthorn	The Poplar	The Alder	The Birch	1 bedroom homes	
The Holly	The Cypress	The Willow	The Lime	2 bedroom homes	
	The Hazel	The Aspen	The Yew	3 bedroom homes	
	The Spruce	The Juniper			
	The Spruce V2	The Chestnut			
	The Spruce V3	The Anderson			
		The Drake			



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?

The Tors will also support the local community by contributing over £5,583,999 towards:

- £523,333 plus index-linked increase Local Transport contribution
- £120,951 plus index-linked increase Local Education contribution
- £335,000 plus index-linked Playing Pitch contribution
- £5,236 Ecology management
- £4,599,999 plus index towards the railway contribution

We will also be providing:

- Affordable Housing
- Large Play area with kick about 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:

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Bovis Homes
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