Heath Farm Phase 4

Development update

Issue 2.

Summer 2026

Part of the Vistry Group

Bovis Homes
Est. 1885



Heath Farm, Phase 4, Partington.

Bovis Homes
Est. 1885

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

- Summary of what's being built :
- 78 Open Market units, ranging from 2, 3 & 4 bedroomed houses
- Public Open Spaces – accessible from other phases.
- EV Charging to all plots.
- Photovoltaic roof panels fitted to all units, complying with the current Building Regs

Site Activity

Piling & foundations have commenced on Phase 4 and ongoing construction of the proposed roads & sewers.

Public Open Space adjacent to phases 3 & 5 will be completed and available to residents by July 2026 .

Timeline

- First Open Market completions are currently programmed for Autumn 2026
- A new Sales Centre will be in place on Phase 4 and will be open for late Summer 2026
- Construction of sewers are ongoing across the whole site.
- Installation of the Mains Services across the site are ongoing.
- Landscaping to plots and along the streets will be completed prior to handover of the units.
- Remediation of Phases 6, 7, 8 & 9 is to commence within the coming months.

Specific Item – Driven & Augured Piling

- Due to ground conditions, all plots across the Heath Farm Phase 4 are to be piled to ensure that the foundations supporting the houses are transferred to the best ground bearing strata.
- The process of driven piles involves long, slender support structures being driven into the ground using a large machine known as a piling rig which drives the piles into the earth until they reach the required depth.
- Plots directly adjacent to the Network rail conc. Boundary wall will be augured piles to keep the vibrations to the existing wall to a minimum.

DEVELOPMENT PLAN

HEATH FARM

Manchester



- THE CARLTON
  2 bedroom home
- THE LAMBETH
  3 bedroom home
- THE WINDSOR
  3 bedroom home
- THE HAMPTON
  3 bedroom home
- THE KENSINGTON
  3 bedroom home
- THE BLENHEIM
  4 bedroom home
- THE BUCKINGHAM
  4 bedroom home

Ecology

- Planting of new trees within the Public Open Spaces approaching Phases 3 & 5 is nearing completion, this will contribute towards forming new habitats for birds and other wildlife.
- Introduction of bird and bat boxes will help aid in the conservation of nocturnal creatures, playing a vital role in maintaining a balanced urban ecology, all plots on phase 4 will have bird or bat boxes.

Managing Agents

- After careful consideration and in response to resident feedback the Resident Management Company has now formally issued notice to terminate the agreement with First Port and appoint Trust Green as incoming managing agent, they will take over managing of the development. (this will include a transition process, including full and up to date financial and management information from First Point.)
- Service Charges : First Port remain the managing agent during the notice period, but we will work with Trust Green to ensure greater clarity and accountability moving forward.
- Vistry have taken direct responsibility for the maintenance of the Public Open Space, to ensure these areas are properly managed and maintained during the transition period. The main POS is still targeted for completion and opening at the end of July 2026.

How will the development benefit the community

As part of the original planning permission granted for the Heath Farm development, a section 106 Agreement was entered into in order to provide the following :

- Contribution of £1.6 million towards the Carrington Relief Road to relieve pressure on the A6144.
- Contribution of £56,000 towards the improvement works to the Manchester Road / Flixton Road Junction.
- Creation of a “LAP”, creating a local area for play with a minimum activity zone of 400 sqm.
- Creation of a “LEAP”, a local equipped area of play with a minimum activity zone of 1,000sqm.
- Contributions of £162,747 towards the provision of playing pitches and improvement of facilities within Partington.

Please be aware that the dates and information provided are correct at the time of print and are dependent on a number of factors, including weather, so are subject to change.

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