

The Rambles, Telford



Development update

Spring 2026



Keeping you updated

We want to provide you with an update on the development and what you can expect from us over the coming months.

Overview

The development will provide:

- 152 two, three and four bedroom, detached and semi-detached homes
- Open market – 76 homes
Affordable rent – 38 homes
Shared ownership – 16 homes
Social rent – 22 homes
- Each home will have solar panels and an electric vehicle charging point

Site activity

Works to the pedestrianisation of Nedge Lane are being finalised with the remaining bollards and new signage being installed.

The surfacing treatment will be completed in May 2026 which will mark the conclusion of these works providing a new footpath network for local residents.

The swale in the north of the site is currently under construction which marks the last section of the SUDs to be complete.

Timeline

- First completions May 2026.
- Show homes and marketing suite opened February 2026.
- Site completion targeted for Q1 FY28 subject to sales rate.
- The s278 roundabout is complete.

Specific item

A NEAP (Neighbourhood Equipped Area for Play) is to be installed alongside a MUGA and Macadam Surfaced informal Bike Track.

The NEAP will include a range of equipment such as swings, a slide and climbing features.

Works are due to commence at the beginning of June 2026 with the areas scheduled to be opened in the Autumn subject to safe access being achieved.

Managing agent

As one of the UK's market leaders in open space management, Trustgreen have been appointed to take care of the landscape environment at The Rambles and will be responsible for:

Public open space maintenance
Winter maintenance
Tree works
Hedgerow management
LAP inspections, management and maintenance
Attenuation crates inspections, management and maintenance
POS railings inspections, management and maintenance
SUDs, swale and wetlands inspections, management and maintenance
Health & Safety and inspections

Ecology

Bird (swift and sparrow) boxes are being installed on certain plots in line with the approved ecological designs.

Installation of hedgehog, bird and bat boxes in the central woodland area is ongoing.



Services

- The pump Station and substation are both build complete and live. Streetlights are being installed as the build progresses to ensure occupied areas are well lit.

Development layout plan



How will the development benefit the local community

We will support the local community by contributing £2,439,408.85 towards

- Education facilities
- Green routes
- Offsite sports
- Woodland management
- Strategic highway network
- Strategic new licensing
- Travel plan
- CCTV
- Council monitoring

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:

the.rambles.sales@vistry.co.uk