

St Nicholas Place Development update

Issue 1 | Spring 2026



ST. NICHOLAS
ALFOLD PLACE SURREY



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

St Nicholas Place will be bringing to the local community:

- 86 quality homes a mixture of private, rented and shared association homes in a new community within the Alfold area.
- 12 affordable rent maisonette homes, 5 affordable houses and 1 affordable rent fog unit with 8 houses for shared ownership.
- Private homes with a mixture of high-quality house types ranging from 2 to 4 bedrooms.
- LEAP / LAP area will include play area and green area for families within the site to enjoy.

Site Activity

- Plots 84, 85, 86 & 78 are currently at internals stage for private homes.
- Plots 76, 77 & 78 are at roof stage again private plots.
- HA plots are at a mix of stages currently joist level and approaching roof level later in April 2026.

Timeline

Currently we have started super structures on 22 houses, 1 fog unit and two blocks of maisonette's which includes 12 plots. Show homes had successful show launch on 21st March with the sales team and are open for queries and appointments.



Ecology

- Gully bags are being used to prevent silt in water streams throughout the development.
- SUDS ponds are being constructed with header walls fitted for drainage into main system.
- The site has allowed for bat boxes and swift boxes on plots due to them co-habiting in the area. Hedgehog highways are included in fencing to plots.

Managing agent

Vistry have appointed Trinity Estates as Managing Agent for the development.

The Managing Agent is the company responsible for the upkeep and ongoing maintenance of the development

Services

All our homes on the development are served by electricity, water, telecommunications, and broadband. The service providers are British Gas electric, Thameswater for water, OFNL for telecommunications and broadband



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.

SITE PLAN

How will St Nicholas Place benefit the local community?

- Brining 86 high quality homes to the local community.
- Eco friendly site with air source heat pump system in place instead of gas for site. Reducing the carbon footprint of our homes and taking great consideration for the wider environment.
- 278 Works to remediate foot paths to Horsham Road by the BP Garage to tidy the paths for the wider community of Alfold.
- LEAP / LAP Area – Prior to 52nd occupation on site area will be ponded up for families to enjoy play area and green.

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:

StNicholasPlace.Sales@bovishomes.co.uk

**Bovis
Homes**