SPRING VALE

Bovis Homes
Est. 1885

Development update **Issue 4 | October 2026**



KEEPING YOU UPDATED

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

OVERVIEW

Overview of what's being built. In addition, the development will provide:

- Attenuation Basin already installed on site
- PV Panels to 44 Homes
- EV Charging Points to 44 Homes
- Waste Water Heat Recovery introduced

SITE ACTIVITY

- Sales Office Open Thursday through Monday, 10am till 5pm, at Kensington Fields, Harrogate.
- Public Open Space now completed
- Show Home now closed and occupied, with homes at various stages of build, appointments available to view where possible
- Final homes now released for sale

After Care Enquiries

Should you wish to contact us, please call 0808 169 5139. Our out of hours service has professional specialists on call 24 hours a day, 365 days a year

TIMELINE

- Build expected to continue through to the end of 2026
- Show home and sales office now closed with Sales selling from Kensington Fields, Harrogate.
- Public open spaces are expected to be completed and open for public use as appropriate, once build has been completed in the selected areas and the environment made safe
- Adoption of main roads and footpaths will take place around 12 months after completion of the development as a whole

MANAGING AGENT

- Kingston Property Services are acting as the Management Company for the Spring Vale development,
- They will ensure maintenance of all the communal spaces and any areas of the development not scheduled for public adoption
- Your sales executive will have provided you with information relating to the management company and their obligations.

ECOLOGY

- Installation of Bat and Bird Boxes
- Over 3500 meters of hedgerow planted
- 620 Trees planted in public open spaces
- Hedgehog highways linking gardens to public open space



SERVICES

- Gas and Electric Provided by British Gas
- Water Services Provided by IWNL
- Fibre network managed by GTC

DEVELOPMENT LAYOUT PLAN



The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. 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?

Spring Vale and the wider Knaresborough developments will also support the local community by contributing over

£2.1 million towards:

- S106 contributions, local donations
- £1mil towards Primary School Education
- £791k towards Secondary School Education
- £325k Bus Service Contribution

We will also be providing:

- Offsite Highway Improvements
- Local Travel Plan including a new Cyclepath Link
- Reserved Land for Future Primary School

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. The site plan shown is the current phase of build, an overall plan detailing the surrounding areas can be available on request

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:

Spring.Vale@BovisHomes.co.uk

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