

# Langley Mead, Shinfield

## Development update

Issue 2 | Summer 2024



## Keeping you updated

Now all the homes have been sold, we wanted to provide you with an update so you're aware of the final stages as we hand the development over to the managing agent and the roads are adopted.

### Overview

The development will include:

- The Shinfield Meadows development is a consortium with Bovis, Linden and Bloor Homes and is made up of over 1000 homes. The current Linden parcel will deliver 79 homes.
- The development benefits from a specialist housing provision for elderly people which is now open.
- A local food store (anticipated to be a Lidl) will be opened in 2024.
- A new primary school has been constructed and is now open.
- The development will also benefit from extensive areas of public open space as well as suitable alternative natural greenspace areas (SANG).
- There will also be equipped play areas.

### Site activity

- Construction works on the last Linden phase is underway and is expected to be completed in early 2025.
- A series of works are also ongoing on the development infrastructure roads, to ensure they are in a suitable condition to be adopted by Wokingham Borough Council.
- Works are also underway on the area around the local food store unit which is due to open in autumn 2024.



## Timeline

- The first completions on the development were in March 2017. The final completions are anticipated for early 2025.
- The sales and marketing suite is now **closed** as this is a **sold-out** development.
- It is anticipated that the Lidl food store will open in autumn 2024
- Updates on the status of completing the on-site road final surfacing will be issued in future development updates.

## Ecology

- A range of ecological enhancements have been installed across the development including the planting of numerous new trees and plants, as well as initiatives such as hedgehog highways, that are designed to allow hedgehogs to travel through gaps in fences throughout the site.
- There will also be a programme of installation of bird and bat boxes throughout the development



## Managing agent

- Vistry have appointed Trinity Estates as Managing Agent for the development.
- The Management Company name is Shinfield Meadows Management Company Limited
- Various phases of the development have been handed over to Trinity who are now maintaining these areas.
- Vistry will transfer other areas of managed land on a phase by phase basis in late 2024

## Services

All of our homes on the development are served by gas, electricity, water, Openreach telecommunications and broadband.

# Development layout plan

- The Walton  
2 bedroom home  
Homes 520, 521, 522, 523, 531, 532, 533, 545, 546, 547, 550, 551 & 552
- The Becket  
3 bedroom home  
Home 542
- The Elmslie  
3 bedroom home  
Homes 518, 519, 543, 544, 548 & 549
- The Aldridge  
3 bedroom home  
Homes 524, 525, 526, 580 & 581
- The Mylne  
4 bedroom home  
Homes 529, 530, 554, 560, 561, 566, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 585, 586, 591, 592, 594 & 595
- The Pembroke  
4 bedroom home  
Homes 527, 528, 555, 557, 558, 559, 562, 564, 565, 567, 568, 582, 584, 588 & 596
- The Kempthorne  
4 bedroom home  
Homes 553, 556, 563 & 569
- The Leverton  
4 bedroom home  
Homes 583 & 593
- The Wells  
5 bedroom home  
Homes 587, 589 & 590
- \* Affordable Housing
  - 2 bedroom home
  - 3 bedroom home
  - 4 bedroom home
- Sheds



## How will the development benefit the local community?

Langley Mead will also support the local community by contributing over £3,723,000 towards:

- S106 contributions, local donations
- Education
- Public transport
- Cycle & walkways
- My journey

We will also be providing:

- Affordable Housing
- Community spaces
- Green spaces
- Open spaces

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:

[customerservice.thamesvalley@vistry.co.uk](mailto:customerservice.thamesvalley@vistry.co.uk)

**Linden**  
HOMES