

Linden Homes at Quantum Fields Development update

Issue 3 | Autumn 2024



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

Linden Homes at Quantum Fields provides a collection of 2, 3 & 4 bedroom homes.

Quantum Fields is nestled in the heart of rural Cambridgeshire, just a stone's throw away from the ancient city of Ely.

This development will have proposed future phases. Overall, this consortium development will have 680 homes creating new community.



Site activity

- Construction is progressing on phase 1 with over 80% now complete.
- Roads are now complete from plots 112 to 155. Future roads and connections are now planned.
- Fibre connection installation is required for various plots with service installations being booked.
- Awaiting decisions from the council on whether the first area of play can be adopted early, otherwise current estimation is the end of 2025.
- On phase 1 Linden Homes will be building 206 homes, and is part of a larger consortium development consisting of 360 homes.
- Construction is currently crossing occupied areas to access phase 1 with security measures put in place introducing to manage traffic.
- Please refer to page 5 to view the overall masterplan of this development.

Timeline



- First completions have taken place in 2023 with 46 privately owned homes now moved into.
- The Show Home is available at this development – The Knightley
- The View Home is available at this development – The Leverton
- Our Sales Centre is open and located between the show home and view home.
- Linden Homes at Quantum Fields is located in Littleport. Littleport boasts an array of local shops, takeaways, restaurants, leisure facilities, and an Ofsted-rated primary school just steps away from Quantum Fields.
- More information about this development can be found here:
<https://www.lindenhomes.co.uk/developments/cambridgeshire/quantum-fields-littleport>

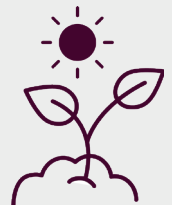
Ecology

The Biodiversity Strategy has been developed to provide biodiversity opportunities and enhancements within the development.

In support of the wildlife, we have included hedgehog highways throughout our development. The highways are marked with a plaque and included in selected gardens and are designed to allow access between gardens and wilder areas. To review the location of the highway access, please refer to the site map available upon request from your Sales Consultant.

Quantum Fields development was selected to take part in The Pollinate in Partnership (PiP) initiative in 2024.

The PiP initiative seeks to increase the number of wildflowers and pollinator friendly plants across our sites to support bumblebees and other pollinators. This includes selecting specific plants in our landscaping areas, having dedicated wildflower areas and encouraging residents to plant pollinator friendly plants within their gardens. Working with the Bumblebee Conservation Trust we will be actioning a number of specific activities throughout the year at Quantum Fields.



Managing agent

- There is no Managing Agent at this development and subsequently there is no annual maintenance fee.
- Local area maintenance will be taken over (i.e. adopted) by the local council at the end of the construction of the development.

Services

- The water board: Anglian Water
- Gas and Electric supplier: British Gas
- Fibre: Openreach



Quantum Fields Littleport Development layout

- 4 bedroom homes**
 - The Aslin
 - The Granger
 - The Knightley
 - The Leverton
 - The Nyma
 - The Penroke
- 3 bedroom homes**
 - The Ebleigh
 - The Mountford
 - The Turner
- 2 bedroom homes**
 - The Ashbee
 - The Gaston
 - The Hedwick
- Pre-sold homes**
 - 1 Bedroom homes
 - 2 Bedroom homes
 - 3 Bedroom homes
 - 4 Bedroom homes

The plan has been produced for home identification purposes only and is not to scale. The development is subject to change throughout the course of the development. Friends and residents 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.

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party, whether that be an owner-occupier or an investor. We do not have an official listing of the number of affordable dwellings available, which may include a housing association.

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:

QuantumFieldsLinden.Sales@lindenhomes.co.uk



£550,000
TOWARDS OPEN
SPACE MAINTENANCE

£194,820
TOWARDS HIGHWAY
IMPROVEMENTS

£254,238
TO SUPPORT
BUS SERVICES

**OUR CONTRIBUTIONS WILL SERVE THE
WIDER COMMUNITY AND INCLUDE:**

£900,000
TOWARDS PROVISION
OF LAND FOR A NEW
COMMUNITY CENTRE

£29,240
TOWARDS THE
PROVISION OF
WHEELED BINS

£41,000
TO CREATE FOOTPATHS

**CIRCA
£2,333,950**
TOWARDS LOCAL
INFRASTRUCTURE
IMPROVEMENTS AND
PROJECTS

Our commitment to you

Quantum Fields, Littleport

How will the development benefit the local community?

Linden Homes, Bovis Homes and a Joint Venture partner will be contributing more than £4 million of investment for Littleport and the surrounding area as part of our new homes development and Section 106 planning agreement with the local authority.

**£900,000 contribution towards the community centre includes construction as well as the land provision*

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Linden
HOMES

Quantum Fields Littleport

- 1 Linden Homes development
- 2 Bovis Homes development
- 3 Balancing feature
- 4 Public open space and play area

