



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

There will be nine beautifully restored 1-2 bed apartments and three 1 bed Ground floor Annex properties all of which are grade 11 listed.

- The grounds boast an array of impressive Tree species with a clean and impressive landscaped garden.
- First floor apartments offer stunning sea views
- Good transport links, with easy access to the A30, and rail services to Plymouth, Bristol, and London.

Site activity

- Progress remains behind programme due to the detailed nature of the project.
- Next milestone is the occupation of York House main building in Autumn 24.

Specific items –

- Planning application will be submitted to rebuild a Historic archway which will be relocated in the gardens of York House.

Timeline



Important dates:

- Summer 24 saw the occupations of plots 127,128, 129 within the annex building.
- Mains services are now live for all plots live including Water, Gas and Power.
- The main building -York House is due to be occupied during Autumn 24.

Managing agent

The managing Agent for York & House & The Annex is Trinity Estates Key responsibilities include:

- Providing reasonable management information to residents
- Dealing with any necessary repairs other than major repairs
- Consultation on management matters
- Liaising with local authorities and utility companies (not including meter)
- Visiting the property and visually checking general condition

*The development will be handed to **Trinity Estates** 6 months from the final home completing.*

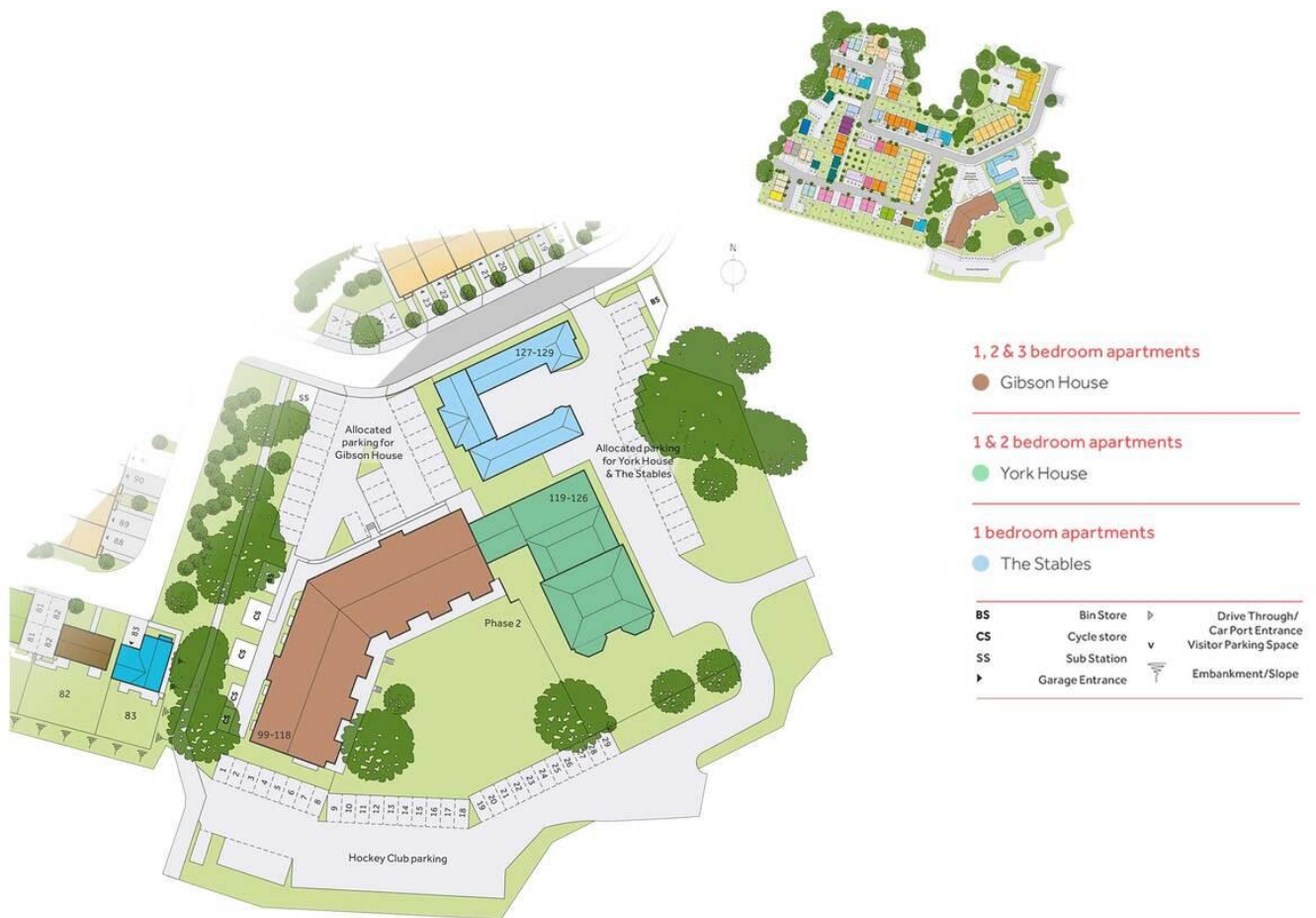
Ecology

- Specialist's watching brief was carried early in the development to ensure all Japanese Knotweed was removed and certified before construction works started.
- All watching briefs have been completed.



Services

- The initial billing of Gas and Electric will be through British Gas.
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated.
- Water billing mains water supply and sewerage, will be billed through South West Water.



How will the development benefit the local community?

The development in which York House & The Annex is located will support the local community by contributing over £219,613 towards:

- £173,613 Offsite Public Open Space Contribution
- £23,750 Penzance Astro Park Contribution
- £23,000 towards chain link fence & kickboards to Penzance Astro Park

We will also be providing:

- Affordable homes
- Footpaths to Penzance Leisure Centre

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:

yorkhouse@lindenhomes.co.uk

Linden
HOMES