



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

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

- 265 new homes including 101 open market sales as well as homes in partnership with housing providers offering shared ownership and affordable rent.
- An additional 25 open market plots were sold to our partner Platform in June.

Site activity

- 33% of properties now watertight
- 85% of sewers installed
- 50% of floors now installed
- 25% of homes soon to be handed over to one of our housing provider partners.
- Off site drainage connection now in place to Lavender Close

Energy Efficiencies

- Homes available through the open market include Air Source Heat Pumps – an energy efficient heating system powered mainly by renewable heating rather than traditional fossil fuel gas boilers.
- All open market homes for sale will also include EV car charging points.

Timeline



- In July, we saw the launch our stunning new show home and sales office with works to the entrance of the site being completed. The Brook show home is beautifully decorated whilst The Mylne is operating as our new sales office. If you haven't already, we hope you'll visit us on site very soon and take a tour of these homes.
- The first legal completion took place in June with our first residents moving into their brand new home on the development.
- Upcoming works to be carried out on site include the completion of the block paved road off Heather Drive as well as the completion of 90% of adopted roads completed ready to receive final top finish.

Managing agent

- Trinity (Estates) Property Management have been appointed as the Managing Agent for Pleasley View.
- They are responsible for the general maintenance of the public open space and services include landscaping, play area maintenance, Public Liability Insurance, Health and Safety assessment, inspection costs and company administration/secretarial fee.

Ecology

We have ensured that the development will positively affect wildlife that use area of the site for habitat. The current proposals state that once the full development has been completed, there will be a 66% increase for area-based habitats on the site and 152% increase in hedgerow based habitats.



How will the development benefit the local community?

In terms of S106 contributions, we had agreed to commit the maximum contribution of £879,000 to the Local Council. The fee is to be used mainly to develop off-site highway works with any unused money to go to the local GP practice/service to improve the local facilities and also to the Local Bus Service to improve services in the immediate and wider area.

Development layout plan



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:

pleasley.view@lindenhomes.co.uk

Linden
HOMES