

Sherford

Development update

Issue 5 | Summer 2025



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

The development will include:

Summary of what's being built:

- Bluebell Lawns: 116 homes, including 24 affordable units
- Buttercup Mews: 163 homes, including 33 affordable units
- Part of the wider Sherford town and facilities
- Orchard & allotments as part of the wider development.

Site activity

- We are currently in line with our anticipated program.
- The material compound and offices are now in permanent location for the remainder of the development.
- Parcel I – First completions expected in June 2025.
- Parcel 22 first completions expected in March 25.
- 50% of roofs now complete on Parcels 25 & 29.

Specific item

Major change: 48 plots across parcels 30-32 will now be constructed of Timber Frame instead of traditional.

Timeline



Bluebell Lawns –

- Streetlights are awaiting to be activated on Chaffinch Close.

Parcel D

- Parcel D is now complete with all plot handed over.

Parcel H

- Parcel H due to be complete by end of Spring.

Parcel I

- 50% of roofs expected to be complete by the end of spring.

Buttercup Mews -

Parcel 21, 22, 25 & 29

- All foundations are now in for homes being built in Parcels 21, 22, 25 and 29.
- First hand overs were completed in winter 24. Remaining handovers expected in December 25.
- Works to continue in parcels 30-32.

General Item:

Nimbus Road now open with traffic management systems in place including traffic marshals and traffic lights.

Ecology

- Swift boxes and bat tubes located across site
- Hedgehog passes' will be incorporated into close board fences
- Pollinate in Partnerships – Through collaboration with the Bumblebee conservation trust and Pollenize, Pollinate in Partnership seeks to increase the number of wildflowers across our developments to help create beautiful places for our people and it's wildlife, ensuring we develop lasting communities.



Managing agent

The managing Agent for Sherford is Trinity Estates. Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice signing a contract with and being accountable to company.

- Carrying out health & safety and fire risk assessments.
- Organising contracts (such as grounds maintenance)

Each phase of development will be handed to Trinity Estates 6 months from the final home completing.

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?

As part of the wider development, the Consortium will also support the local community by contributing towards/providing the following:

- 'Major Works' Contributions to the Council so far totalling £4.5 million
- £300,000 contribution towards the North Elburton Cycle Connection
- £175,000 contribution towards the Saltram Link
- £500,000 contribution towards local Recycling facilities

We will also be providing:

- New primary & secondary schools
- New Doctors Surgery
- 500 Acre Country Park
- New Town Centre, including shops and other facilities
- New play parks, a skate park and outdoor sport pitches

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:

Sherford@lindenhomes.co.uk

Linden
HOMES