



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

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 now in permanent location.
- Parcel I – foundations started in June with expected completion by November 24.
- Parcel 21 & 22 first plot handovers expected at the end of 2024. Parcels 25 & 29 all foundations now in. With first oversight handovers in September.

Specific items –

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

Timeline



Bluebell Lawns –

Parcel D

- Parcel D is now complete with all plot handed over. A timber fence running adjacent to plot's 348, 314-319 for security and H&S. Road remedial works now taking place.

Parcel H

- First completion on parcel H took place in June 24.
- 90% of parcel due to be handed over by December.

Parcel I

- Oversights are due to be handed over by end of November.

- Material compound and offices to have moved to new permanent area to allow the piling to commence on the foundations of parcel I.

Buttercup Mews –

Parcels 21, 22 & 25

- All foundations are now in for homes being built in Parcels 21 & 22. First hand overs are expected winter 24.
- Works to Parcel 25 are due to commenced in June 24.

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.

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, Pollina 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.



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.



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials 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.

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