



A BIG Hello and Welcome

Whether you are thinking of making Albany Park your new home, those are eagerly waiting to move in or those already enjoying their new home, we would like to welcome you to the latest copy of the Albany Park Development Update.

We take our responsibility to our customers, past, present, and future, very seriously. We hope it will be useful to you all, whether that be to help you decide if this is the right place for you and your family or to keep you informed and updated as a purchaser and resident of a brand-new home.

As this beautiful community develops and grows, we hope this newsletter will become the oracle of information. We will keep you up to date on the key milestones for the works on site and provide details on the progress of future amenities

Overview

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

- A total of 300 new homes over 4 distinct phases, including multiple tenure homes consisting of social housing, shared ownership, private rented and privately owned homes. This offers local people the opportunity to stay where they've grown up in and keep families close together in an area
- New 40-acre country park (SANG) available to residents and the wider community with areas of wild-flower meadow, boardwalks and open space. This area is served with it's own dedicated carpark – Open now
- Open and equipped areas for play
- Photovoltaic panels to all homes within the current phase.
- Sports Pavilion with parking facilities, including 6 pitches including an artificial pitch and multi-use games area – Anticipated opening Autumn/Winter 2025 with the grass pitches being ready for use in 2026.
- Overhead cables running through the phase were successfully diverted, allowing construction to resume with a newly established site team and a separate compound.

Site activity

Works have commenced on the 34 remaining homes on this new Linden Homes phase.

Brickworks have started and we will be working on getting the roofs on these homes by the new year. This includes our private tenure homes and social housing.

Introducing your Managing Agent

Trinity (Estates) Property Management Ltd will have various responsibilities within Albany Park. These include:

- Maintenance and upkeep of public open spaces, equipped play areas across the development. They will also be responsible for any railings, benches, cycle stands, bins etc associated with the managed play areas.
- Private roadways upkeep and maintenance including associated streetlighting in these areas
- Where applicable and relating to those properties held in a leasehold tenure, such as the maisonettes, they will be responsible for buildings insurance, external structural maintenance, internal hallway cleaning, general building repairs, door entry maintenance and annual inspections.
- Arboriculture services required to maintain the older trees on the development.
- Further details of Trinity's services and charges across the development can be found on the Albany Park website or please speak to one of our Sales Team.

Development layout plan



Albany Park Church Crookham

5 bedroom homes
● The Delphinium

4 bedroom homes
● The Cosmos
● The Mallow

3 bedroom homes
● The Poppy
● The Primrose
● The Honeysuckle
● The Wisteria

2 bedroom homes
● The Crocus

Pre-sold homes
● 2 bedroom homes
● 3 bedroom homes

● Bulk sale

v visitor space
bcp bin collection point
● bollards

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?

The current collection of Linden Homes at Albany Park will also support the local community by contributing over £2,000,000 towards:

- **Education** – including improvements at both Tweseldown Infant School & Church Crookham Junior School and the expansion of Calthorpe Park Secondary School.
- **Leisure** – contributions towards Fleet Leisure Centre, works to Fleet Pond and Basingstoke Canal project towpath.
- **Transport** – contributions to provide improvements to various cycle and pedestrian routes in the vicinity of the development.
- **Local travel plan** including contributions towards monitoring and implementation of this.
- **Strategic access management and maintenance**
- **Additional car parking spaces at the nearby Zebon Copse Centre adjacent to the development.**

In addition, the development is providing affordable housing equating to 40% the total number of homes across the development, with a split of affordable rent and shared ownership as part of the Section 106 agreement.

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:

customerservice.southern@vistry.co.uk

Linden
HOMES