

Hubbard's Walk Development update

Issue 2 | Autumn 2024



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:

- 86 new build homes including open market homes as well as affordable units
- New pumping station and electrical sub station
- Open space and play area
- Sustainable drainage system (SuDS)

**Last remaining homes
now available!**

Recommend A Friend!

Know someone who would love a new Linden home? Introduce a friend or family member to us and we'll give you £500 when they buy from us. Please ask a sales consultant for details. Terms and conditions apply.

Site Activity



- Last homes are now available at Hubbard's Walk
- 80% of plots are watertight
- Completion of 100% of adopted road completed ready for final top finish
- All site mains drainage is complete
- All mixed tenure homes have completed and handed over to Sage
- Site team have now moved into temporary accommodation to commend works to the last plots
- 37 homes now pre-sold to Sage and 27 homes pre-sold to Longhurst.

Ecology

- Two parts of the site when fully completed are designed to be Public Open Space and a play area on site.
- The site will also benefit from having a SuDS (Sustainable Drainage System) on the site. SuDS allow for natural drainage patterns to be recreated and they also reduce the volume of surface water runoff reaching drains and other watercourses, this in turn then drastically reduces the risk of any surface water flooding the immediate area.



Managing agent

- Greenbelt have been appointed as the Managing Agent to care for the public open spaces at Ferriby Fields.
- They are responsible for routine maintenance, regular inspections to check up on any previous identified matters and report any concerns, administrative services such as annual reviews as well as expert consultancy in line with Health & Safety legislations.

Development layout plan



The site plan which can be found on this page, 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?

Hubbard's Walk will also support the local community by contributing over £216,000 towards:

- S106 contributions, local donations
- Over £180,000 education contribution to the local council. This figure will go towards a multitude of different elements such as improving existing infrastructure in the area and creating new educational opportunities.
- £36,000 contributed to the National Health Service (NHS)
- 30% of the units on site are to be fully delivered through the S106 agreement with the local council in line with the areas local 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:

hubbards.walk@lindenhomes.co.uk

Linden
HOMES