

Poppyfields

Development update

Issue 1 | Spring/Summer 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

Stanton Cross will provide 3,650 new homes, office space, a new primary school with another one proposed, a proposed new secondary school, new public parks and a neighbourhood centre.

Poppyfields at Stanton Cross comprises of:

- 55 private sale homes
- 115 pre-sold homes

Development activity

The majority of roads and sewers are constructed. Works will be on-going alongside future phases

Ise Valley Way to Riding Way has been completed

Specific item

Homes are currently of traditional construction. The majority of future phases will be timber framed

Timeline



- The first phase of the Country Park will be open in Summer 2024
- Ridge Park to be completed Spring 2025
- Grange Park is now open
- Stanton Cross Primary School is currently operating with the intake of reception and year 1
- The showhome is now open

Estate Management

Stanton Cross will cover 143 acres of new country and town parks including the wetlands, balancing features, play areas and sports facilities.

All properties at Stanton Cross are subject to an estate charge to cover the maintenance and upkeep of these areas which will be managed by **The Land Trust**.

The Land Trust, 7 Birchwood One, Dewhurst Road, Birchwood, Warrington WA3 7GB
Telephone: 01925 852005 Email: enquiries@thelandtrust.org.uk

Managing Agent for private lighting

Plots 64-70 will have a service charge, in addition to the estate management charge, for the provision of private lighting within their courtyard. This will be managed by:

First Port, 154 Great Charles Street, Birmingham B3 3HN Telephone 0345 319 2156

Services

Open Fibre Networks limited (OFNL) have been appointed to provide fibre for broadband to properties on this development. British Telecom is not available on this development

Development layout plan

Stanton Cross
Primary School

Existing housing

To Irthlingborough
and Kettering



How will Stanton Cross benefit the local community?

We will support the local community by contributing over **£28.5 million** towards:

- Improved and upgraded facilities at Wellingborough train station
- Highway improvements
- A community building
- Education & land for a secondary school
- Ise Valley Park
- Sporting and leisure facility within the development
- Improving links between the development and the town centre
- Recycling site with access for the public
- A burial ground
- Providing allotments

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:

NHcustomerservices@vistry.co.uk

Linden
HOMES