



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

- A total of 439 homes to include affordable homes of mixed tenure
- LEAP (Local equipped area of play), attenuation basins, equestrian path to the north of the site
- Solar panels for all homes that fall under the 2021 building regulations (These are homes that were started after June 2023)
- Car charging – All homes started after June 2024 have car chargers.

Site entrance

The site entrance works unfortunately didn't start as originally programmed due to ongoing discussions with Northamptonshire highways, We are now in the final throws of agreeing the legal paperwork which should see, subject to these being signed, works starting by the end of this year

Site activity

- Infrastructure (roads and sewers) are in for the whole development
- Play area to be installed and complete by 2026
- Balancing ponds are all installed and operational
- Site construction works continue at pace, this is one of our busiest sites within our region and a site which scores highly in terms of customer satisfaction and health and safety

Timeline



- Sales centre and show homes all open – See website for opening hours
- All pump stations or sub stations for this initial phase are all complete
- Works have started in earnest on phase 2 of our development, we are building half of these homes in timber frame which is great from a sustainability point of view.
- The compound is now fully operational
- The majority of roads and sewers on this phase have all been installed and we were able to open up the sandy lane link road a few months ago
- The equestrian route which traverses across our eastern boundary was opened in September 2024



Ecology

- We carried out bat surveys on 1 of the 2 trees to be removed and no bats were present
- The development has round nesting skylarks
- There are no Tree Preservation Orders at the development



Managing agent

- Development wide open space play areas/balancing ponds etc – the managing agent is AFP partnerships <https://afpartnership.co.uk/>
- Handover dates yet to be confirmed

Services

There are no exclusivity agreements for gas and electric, water however is with IWNL (Independent water networks)
Fibre is restricted to GTC ISP (Internet service providers)

LINDEN HOMES

- THE RIPLEY
5 BEDROOM HOME
- THE BIRKDALE
4 BEDROOM HOME
- THE GOODRIDGE
4 BEDROOM HOME
- THE ASLIN
4 BEDROOM HOME
- THE EMMETT
3 BEDROOM HOME
- THE WYATT SE
3 BEDROOM HOME
- THE MOUNTFORD
3 BEDROOM HOME
- THE HARCOURT SE
2 BEDROOM HOME
- THE HOLDENBY
2 BEDROOM HOME

PRE-SOLD HOMES

- 1 BEDROOM HOME
- 2 BEDROOM HOME
- 3 BEDROOM HOME
- 4 BEDROOM HOME

- V VISITOR PARKING SPACE
- BCP BIN COLLECTION POINT
- LEAP LANDSCAPED EQUIPPED AREA OF PLAY

WESTERN GATE NORTHAMPTON



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.

PRODUCED BY THE VISTRY GROUP DESIGN STUDIO.
CNRW 0508477 / 03.24

Linden
HOMES

Bovis
Homes

BOVIS HOMES

- THE REDWOOD
5 BEDROOM HOME
- THE MAPLE
4 BEDROOM HOME
- THE JUNIPER
4 BEDROOM HOME
- THE ASPEN SE
4 BEDROOM HOME
- THE ROSEWOOD
4 BEDROOM HOME
- THE CHESTNUT
4 BEDROOM HOME
- THE BEECH
3 BEDROOM HOME
- THE ROWAN
3 BEDROOM HOME
- THE SPRUCE
3 BEDROOM HOME
- THE MAGNOLIA
3 BEDROOM HOME
- THE HAWTHORN
2 BEDROOM HOME
- THE IVY
2 BEDROOM HOME

PRE-SOLD HOMES

- 1 BEDROOM HOME
- 2 BEDROOM HOME
- 3 BEDROOM HOME
- 4 BEDROOM HOME

How will the development benefit the local community?

Linden Homes and Bovis Homes will also support the local community by contributing over £7,669,461 towards:

- Offsite sports contribution- £662,846
- Primary School contribution- £6,500,000
- Weekly bus cards (upon request by residents) - £33,364
- Library contribution - £100,440
- Health Care contribution - £342,082
- Kerbside recycling - £30,730.00

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:

Sales queries – Westerngate.Sales@lindenhomes.co.uk
 Build queries – Norwoodfarm.Build@lindenhomes.co.uk
 Customer care queries – CustomerService.SCM@vistry.co.uk

Linden
HOMES

