

Redlands Grove Development update

Issue 2 | Autumn 2024



Keeping you updated

We want to provide you with an update on the development and what you can expect from us over the coming months.

Overview

This new-build development offers a fantastic selection of 3 and 4 bedroom new homes in an outstanding location. Redlands Grove is a consortium site comprising of 370 homes built by Linden Homes, Bovis Homes and Bellway. In addition, this exciting new community will provide:

- Proposed school land
- Village square with local centre
- Sports pitches and play area
- Balancing ponds (designed to capture any excess surface water and release it to natural watercourses at a controlled rate.)

Site activity

- Phase 2 first releases now available.
- Currently building the remainder of Phase 1 at Redlands Grove, with build completion of this phase due at the end of 2024.
- Phase 2 new homes construction underway with first completions expected Spring 2025.
- Construction vehicle wheel wash has been relocated to phase 2 of the development.

Recommend a friend and you could receive £500!*

Do you know someone who is planning to move? Why not tell them about Linden Homes and if they buy from us, you'll be £500 better off!*

Please ask a sales consultant for details, terms and conditions apply.

Timeline



- Phase 1 nearly fully occupied, final occupations taking place before the end of 2024.
- Our sales centre and show home are open daily from 10am to 5pm.
- Meet our new sales team, Millie and Shaun.
- We continue progress implementing infrastructure such as roads and footpaths endeavouring to provide access to the wider development features as quickly and as safely as possible.

Winter alert

- As the seasons change and temperatures drop, please isolate and drain your outside taps to prevent burst pipes. Thank you.
- Now is the time to treat your lawn to prevent Leather Jackets (Crane Fly Larvae) causing serious damage. If left untreated, Leather Jackets can obliterate your lawn in a very short space of time. Your local garden centres can advise the best product to use.

Services

Swindon Borough Council

Thames Water

British Gas (Gas and Electricity supplier)

Managing agent

- A Dandy Wren is the managing agent and will look after the public spaces across your development.
- A phased handover to the managing agent is due to take place by late 2025.

Round the clock cover - only one number you'll need!

Now you have moved into your new Linden Home our Customer Care team will be available to support and advise you on any queries you may have throughout your two year Linden Homes warranty period. You can contact them on 01242 329 444 or customerservice.cotswolds@vistry.co.uk.

For out-of-hours and weekend emergencies the number remains the same 01242 329 444. This cover is available 24 hours a day, 365 days a year, including of course weekends, bank holidays and over the Christmas and New Year period. Please refer to your home owners manual for what constitutes an emergency.

Development layout plan

4 bedroom homes

● The Myline

Pre-sold homes

● 2 bedroom homes

● 3 bedroom homes

● 4 bedroom homes

bcp bin collection point

v visitor space



How will the development benefit the local community?

Linden Homes will also be supporting the local community by contributing **over £8.5 million** towards:

- Sports and leisure facilities
- Public art
- Libraries
- Public open space improvements
- Waste management
- Primary schools
- Improved public transport services
- Cycle routes

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.cotswolds@vistry.co.uk

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