

Park Gate

Development update

Issue 1 | April 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

Summary of what's being built:

- 190 open market homes sold by Linden Homes
- 210 Pre-sold homes
- Local Areas of Play (LAPs) & Multi Use Game Area (MUGA) will be installed
- Multiple attenuation ponds, which are designed to capture any excess surface water and release it to a watercourse at a controlled rate, to be installed.
- Solar panels and EV Charging*

*To be installed to selected homes only

Site activity

- 96 open market homes now occupied.
- Selected footpaths to be topped and finished
- Next phase of homes are currently in build and are expected to be occupied from May 2024 onwards.



Timeline



- Next phase of homes are currently in build, with occupations expected from May 2024 onwards
- Roads and footpaths remedial works are scheduled to start in May 2024

Ecology

- Bird boxes and Bat houses will be installed in a variety of locations across the development as part of our habitat creation strategy.
- Bat sensitive street lighting install and ongoing surveys are carried out to monitor roosts & sizes of bat species.
- Provisions have been put in place for protected animal species.
- We are working in Partnership with the Bumble Bee Conservation Trust, ensuring that we are planting bee friendly landscaping across the development. This is part of a much larger initiative for Vistry Group, in our bid to help protect our wild bees, wildlife and climate.
- A new species of dragon fly to the County has adopted our Park Gate Site!
- The Woodland Walk, which sits around the entire development will be installed for all residents to enjoy. Elements of this are already open and in use.



Management Company

Company: First Port

Anticipated Handover date: To be confirmed

Contact details: 0333 321 4080 you can submit an online form via www.firstport.co.uk

Please visit our website for further management company details

Services

The Current service providers are:

Gas & Electric: British Gas

Telephone/Broadband: BT

Water: Independent Water Networks (IWNL)

Park Gate
Lea Castle,
Kidderminster
Development layout



- 3 bedroom home**
- The Croft
 - The Edmund
 - The Francis
 - The Fenwick
 - The Moorland
 - The Mountford
 - The Penbrooke
-
- 2 bedroom home**
- The Horwicks
 - The Kirk
-
- Pre-sold homes**
- Apartments
 - 2 bedroom Homes
 - 3 bedroom Homes
-
- Legally completed occupied homes
-
- bs air space T amenament space
ra road space cs cycle space

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.

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How will the development benefit the local community?

The development will support the local community by contributing over £2.6m towards:

- Education
- Health Care
- Travel
- We are also contributing £150,000 towards the football pavilion

We've also engaged with Wolverley CE Secondary School, who we have worked closely with.

We have attended careers fairs based at the school, taking along trades from the development, such as brick-layers, plumbers, electricians etc, allowing the children to have a true insight to what is involved.

We also visited the school with the Bumble Bee Conservation Trust, educating the children on the importance of these insects.

Please be aware that the dates and information provided are correct at time of print/publication and are dependent on several factors, including weather, therefore 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:

parkgate@lindenhomes.co.uk | 01675 469 290

Linden
HOMES