

# Willow Woods Development update

Issue 1 | Spring 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

Willow Woods provides a collection of 2, 3, 4 & 5 bedroom homes just over a mile from the city centre of Ely.

Linden Homes is building a total of 258 new properties at Willow Woods. The development will feature 212 two, three, four and five-bedroom homes for private sale and 46 pre-sold homes available for local people through low-cost rent or shared ownership.

As part of the planning agreement for the development, Linden Homes will also be providing a new ECB-approved cricket pitch and pavilion.

The development will form part of the wider Orchards Green scheme, which is set to bring 1,200 new homes and a range of community facilities to North Ely over the coming years.



### Site activity

- Construction is progressing in accordance with the build programme at the development
- Work is commencing on the next section of the development for plots 74-110, along with the roads.
- All roads are in place on the first section of build route (plots 1-73) and footpaths topped.
- All services and drainage connected
- Work is expected to commence on the Cricket Pitch Summer 2024.



**PRIDE IN  
THE JOB  
AWARDS 2023**

# Timeline



- First completions took place in December 2022 with 51 homes now moved into.
- Show home is available at this development – The Pembroke
- View home is available at this development – The Eveleigh
- Our Sales Centre is open and located next to the Show Home.
- The team at the Ely development is led by site manager Mike Rose, who has won a coveted Pride in the Job Quality Award in 2023 from the National House Building Council (NHBC) in recognition of his work at the location.

# Managing agent

- There is no management company at this development except for apartments that are not currently present on the development and scheduled to be built in a few years' time.
- Public open spaces and communal areas will be handed over to the local council once the development is complete.

# Ecology

Biodiversity Strategy has been developed to provide biodiversity opportunities and enhancements within the development.

This development incorporates hedgehog highways, bird and bat boxes.

Please speak to your Sales Consultant for more information on exact locations.



# Services

- The water board: Anglian Water
- Gas and Electric supplier: British Gas
- Fibre: OFNL



# Willow Woods Ely Development layout



- 5 bedroom home**
    - The Fletcher

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  - 4 bedroom homes**
    - The Aslin
    - The Grainger
    - The Knightley
    - The Mylne
    - The Pembroke

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  - 3 bedroom homes**
    - The Aslin 3
    - The Eveleigh
    - The Mountford

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  - 2 bedroom homes**
    - The Cartwright
    - The Hardwick

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  - Pre-sold homes**
    - 1 bedroom homes
    - 2 bedroom homes
    - 3 bedroom homes
    - 4 bedroom homes
- ca    cycle store    v    visitor parking 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.

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.

## How will the development benefit the local community?

Linden Homes will also support the local community by contributing over £4.5 million towards:

- Community infrastructure
- Open space maintenance
- Outdoor sports
- Public transport
- Primary education

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:

[WillowWoods.Sales@lindenhomes.co.uk](mailto:WillowWoods.Sales@lindenhomes.co.uk)

