Willow Woods

Development update

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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 two, three, four and five-bedroom homes of a mixed tenure offering private homes and affordable housing under various schemes including shared ownership & affordable rent.

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

- Phase 1 and 2 are 95% complete, with phase 3 being 80% complete.
- Phase 4 construction has begun.
- All service connections and drainage are complete.
- Cricket Pavilion to start construction in early 2027 with cricket pitch 75% complete.
- 90% of roads are topped and footpaths will follow build route.
- The initial plans of a care home construction at Willow Woods has not been approved. Housing allocation currently proposed.



Timeline

- New Phase of Willow Woods releasing in 2027.
- Sales centre is open. Show home – The Pembroke & View home – The Eveleigh can be viewed.
- A number of properties are now available as shared ownership at this development under Sage Homes.
- The team at the Ely development is led by site manager, John Patten

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



The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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

Linden HOMES