

The Cornish Quarter Development update

Issue 3 | Summer 2025

Linden
HOMES



Keeping you updated

Following the launch of this stunning new Linden Homes development we wanted to provide you with an update so you're aware what you can expect from us over the coming months.

Overview

Located close to the Cornish coast, The Cornish Quarter, will feature a range of tasteful 2-5 bedroom homes in Wadebridge. In addition, the development will benefit from a play park and areas of green open space.

Site Activity

The first homes were released for sale in Spring 2025.

The off site foul sewer connection has been completed.

Green Hill Lane will be closed during September 2025. Following its completion, traffic will then use our newly constructed estate road.



Overview

The development will include:

- 75 homes including affordable homes
- Public open space and play park
- Solar panels
- EV charging on selected homes



Timeline

- The first completions are expected in Spring 2026
- The marketing suite is located on Green Hill, selling Bovis Homes and Linden Homes
- The play park is anticipated to open Spring/Summer 2026
- All roads will be adopted by Cornwall Highways

Managing agent

The managing agent is Trinity and the management company is called Wadebridge (Cornwall) Management Company Limited. Any additional communication for homeowners will come from them directly.

Ecology

- Bird and bat boxes will be housed on the development to encourage habitat corridors.
- There are a number of hedges on the boundary and within the development which will be retained.



Services

The current service providers are:

- British Gas (gas and electric)
- IWNL (water)
- Openreach and Grain (broadband)

Development layout plan



How will the development benefit the local community?

The Cornish Quarter will be supporting the local community by contributing over £1.15 million towards education, highways and an offsite public open space contribution.

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. The above site 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.

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.devonsouthwest@vistry.co.uk

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