

York House & The Annex 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

There will be Nine beautifully restored 1-2 bed apartments and three 1 bed Ground floor Annex properties all of which are grade 11 listed.

- The grounds boast an array of impressive Tree species with a clean and impressive landscaped garden.
- First floor apartments offer stunning sea views
- Good transport links, with easy access to the A30, and rail services to Plymouth, Bristol, and London.

Site activity

- Progress remains behind programme following continued inclement weather
- Next stages in the project of significance are completion of the Kitchen installations, final decorations, building control approval.

Mains Utilities Connection

- Mains services are progressing well with all Annex properties now having live electric & Gas. It is envisaged that York House services will be live Mid-June 24

Timeline –

Important dates: first completions are expected in June 24 , shoe home & sales arena is planned to be completed at the end of April 24

- Upon completion of phase 1 plots the POS area to the west with attenuation pond will be open to the public.
- 60% of the main roads are now formed, as part of the handover of plots/phases these roads will be completed along with pavements, the pavements will be topped however the main roads will only be topped towards the ends of the project



Managing Agent –

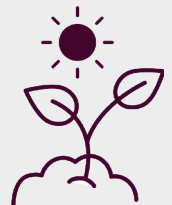
The managing Agent for York & House & The Annex is **Trinity Estates** Key responsibilities include:

- Providing reasonable management information to residents
- Dealing with any necessary repairs other than major repairs
- Consultation on management matters
- Liaising with local authorities and utility companies (not including meter)
- Visiting the property and visually checking general condition

*The development will be handed to **Trinity Estates** 6 months from the final home completing.*

Ecology

- A specialist's watching brief was carried early in the development to ensure all Japanese Knotweed was removed and certified before construction works started.
- All watching briefs have been completed.



Services –

- The initial billing of Gas and Electric will be through British Gas.
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated.
- Water billing mains water supply and sewerage, will be billed through South West Water



YORK HOUSE
PENZANCE

Development Layout –



1, 2 & 3 bedroom apartments

● Gibson House

1 & 2 bedroom apartments

● York House

1 bedroom apartments

● The Stables

B5	Bin Store	▶	Drive Through/ Car Port Entrance
CS	Cycle store	v	Visitor Parking Space
SS	Sub Station		
▶	Garage Entrance	⌋	Embankment/Slope

How will the development benefit the local community?

The Development in which York House & The Annex is located will support the local community by contributing over **£219,613** towards:

- £173,613 Offsite Public Open Space Contribution
 - £23,750 Penzance Astro Park Contribution
 - £23,000 towards chain link fence & Kickboards to Penzance Astro Park.
- We will also be providing
- Affordable Homes
 - Footpaths to Penzance Leisure Centre

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:

morvareach.sales@lindenhomes.co.uk

Linden
HOMES