

DEVELOPMENT UPDATE

YORK HOUSE, PENZANCE



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 is nine beautifully restored 1-2 bed apartments and three 1 bed Ground floor Annex properties all of which are grade II 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:

- Phase 1-4 are now complete.
- Road's surfacing now complete.



Timeline

- Important dates:
- All internal and external work are now complete with all mains services connected.

Ecology

- 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.

Managing Agent

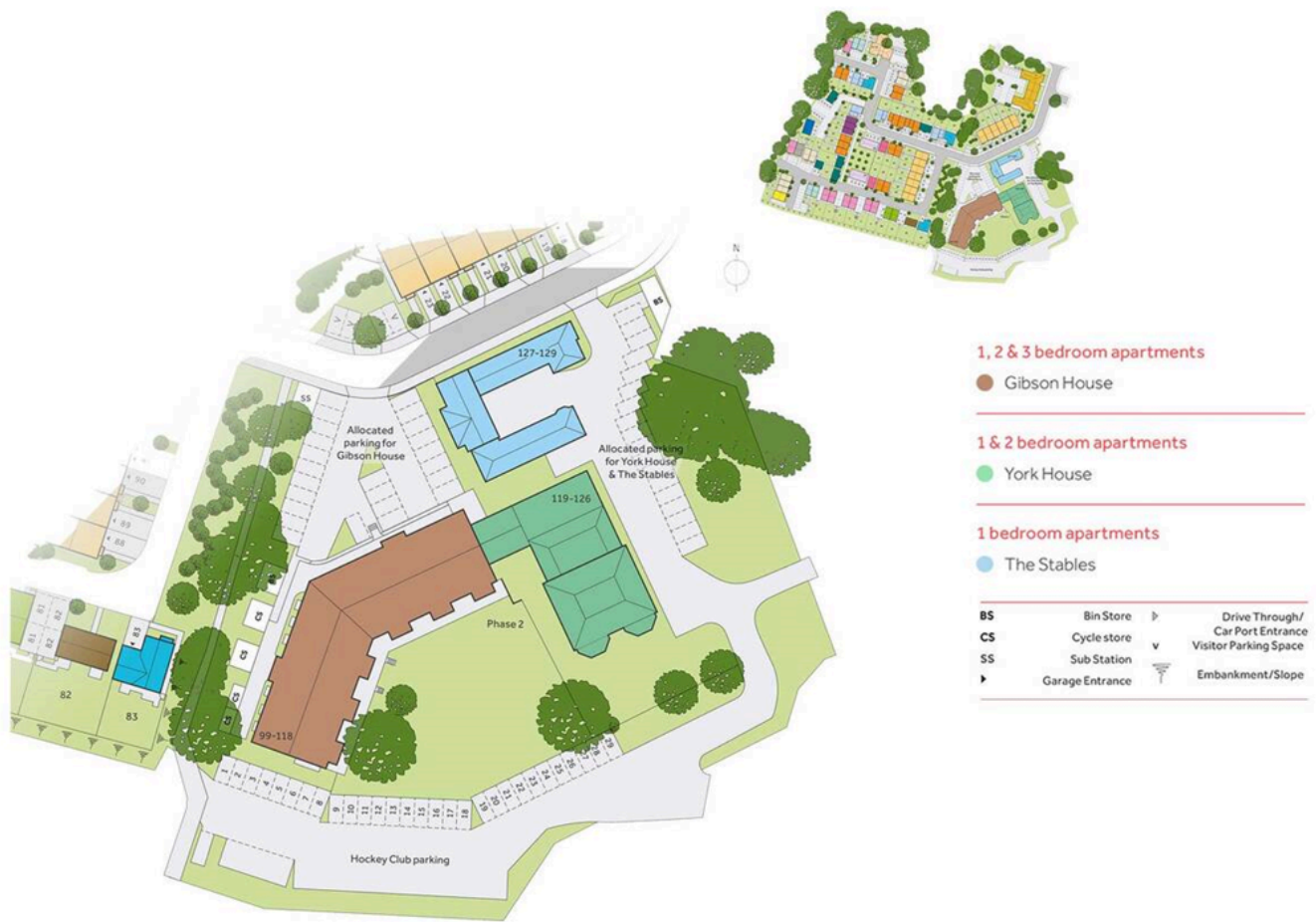
The managing Agent for York House & The Annex is Trinity Estates. Key responsibilities include:

- 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 is in the process of being handed over to Trinity Estates.



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.



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:

yorkhouse.sales@lindenhomes.co.uk

Linden Homes