



## 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

Overview of what's being built. In addition, the development will provide:

- 265 new homes including 146 open market sales and 160 in partnership with housing providers offering shared ownership and affordable rent.
- On site pump station and sub stations
- Local Equipment Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP)

## Site activity

- Works to commence on the site entrance in April
- The development is progressing well with first phase of homes nearing build completion
- 75% of mains drainage has been installed
- 50% roads have received sub base, awaiting final tarmac topping off

## Energy Efficiencies

- Homes available through the open market include Air Source Heat Pumps – an energy efficient heating system powered mainly by renewable heating rather than traditional fossil fuel gas boilers.
- All open market homes for sale will also include EV car charging points.

## Timeline



- We're looking forward to the opening of our show home and sales office in Spring/Summer 2024. Our sales office and marketing suite will be based out of The Mylne housetype, whilst the 3-bedroom Brook style of home will be our beautiful, professionally designed show home. We look forward to welcoming you to our launch!
- First legal completions are due Summer 2024

## Managing agent

- Trinity (Estates) Property Management have been appointed as the Managing Agent for Pleasley View.
- They are responsible for the general maintenance of the public open space and services include landscaping, play area maintenance, Public Liability Insurance, Health and Safety assessment, inspection costs and company administration/secretarial fee.
- Full details can be found in the Management Company Information Pack

## Ecology

We have ensured that the development will positively affect wildlife that use area of the site for habitat. The current proposals state that once the full development has been completed, there will be a 66% increase for area-based habitats on the site and 152% increase in hedgerow based habitats.



## How will the development benefit the local community?

In terms of S106 contributions, we had agreed to commit the maximum contribution of £879,000 to the Local Council. The fee is to be used mainly to develop off-site highway works with any unused money to go to the local GP practice/service to improve the local facilities and also to the Local Bus Service to improve services in the immediate and wider area.

# Development layout plan



- 4 bedroom home**
- The Myfne
  - The Goodridge
  - The Asin
  - The Burnet
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- 3 bedroom home**
- The Brook
  - The Emmett
  - The Eveleigh
  - The Mountford
  - The Vale
  - The Wyatt
  - The Wyatt II
  - The Robin
  - The Coatham
- 
- 2 bedroom home**
- The Harcourt
  - The Harcourt II
  - The Atkins
- 
- Affordable homes
- 
- bc bin collection point    g garage entrance  
 ss sub station    v visitor parking space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and furniture identification may be subject to change throughout the course of development. Priorities and materials may vary from those shown in the plan. Please check the status of your chosen plot and type with the sales consultant. Development layout plan at time of production.

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:

[pleasley.view@lindenhomes.co.uk](mailto:pleasley.view@lindenhomes.co.uk)

**Linden**  
HOMES