#### DEVELOPMENT UPDATE

# SHERFORD, PLYMOUTH



We wanted to provide you with an update on the development and what you can expect from us over the coming months

#### Overview

Summary of what's being built:

- Bluebell Lawns: 116 homes, including 24 affordable units
- Buttercup Mews: 30 homes, including 133 affordable units
- Part of the wider Sherford town and facilities
- Orchard & allotments as part of the wider development

#### Specific item:

 Linden 2D country park area ongoing to be completed by Winter 25/26.

#### Site Activity:

- We are currently in line with our anticipated program.
- The material compound and offices are now in the process of being removed.
- Last completions by December.
- Orchard will be planted in January 26.
- Parcels 25 & 29 to be 90% complete by December 2025.
- CML completed on parcels 25 & 29 in August 25.
- Parcel 32 first completions commenced in November 25.



## **Timeline**

Bluebell Lawns:

#### Parcel D

 Parcel D is now complete with all plot handed over.

#### Parcel H (Chaffinch Close)

 Parcel H is now complete with all plot handed over.

#### Parcel I

- Roofs completed by the end of Autumn.
- Works to be complete by December 2025.

### Buttercup Mews Parcel 21, 22, 25 & 29

- Parcels 21, 22, 25, 29, 30, 31 & 32 to be build complete by Summer 2026.
- First hand overs were completed in Winter 24. Remaining handovers expected in Summer 26.
- Works to continue in parcels 30-32.
- Nimbus road footways will be completed by end of 2025.

# **Ecology**

- Swift boxes and bat tubes located across site
- Hedgehog passes' will be incorporated into close board fences
- Pollinate in Partnerships –
   Through collaboration with the
   Bumblebee conservation trust
   and Pollenize, Pollinate in
   Partnership seeks to increase
   the number of wildflowers
   across our developments to
   help create beautiful places for
   our people and it's wildlife,
   ensuring we develop lasting
   communities.

## **Managing Agent**

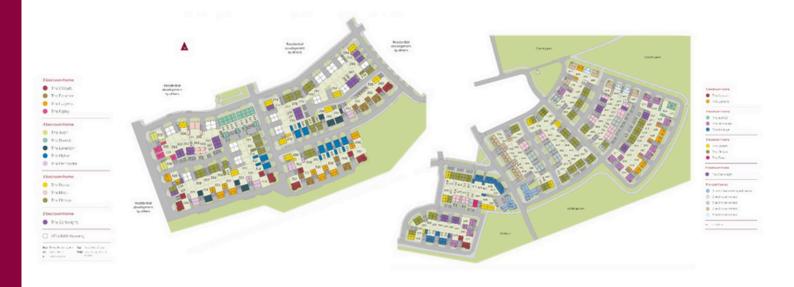
The managing Agent for Sherford is Trinity Estates for parcel and Firstport manages the estate. Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice signing a contract with and being accountable to company.
- Carrying out health & safety and fire risk assessments.
- Organising contracts (such as grounds maintenance)

Each phase of development will be handed to Trinity Estates 6 months from the final home completing.

## **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?

As part of the wider development, the Consortium will also support the local community by contributing towards/providing the following:

- Major Works' Contributions to the Council so far totalling £4.5 million
- £300,000 contribution towards the North Elburton Cycle Connection
- £175,000 contribution towards the Saltram Link
- £500,000 contribution towards local Recycling facilities

We will also be providing:

- New primary & secondary schools
- New Doctors Surgery
- 500 Acre Country Park
- New Town Centre, including shops and other facilities
- New play parks, a skate park and outdoor sport pitches

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:

