

# Bluebell Lawns

## Development update

Issue 1 | Spring 2024

Linden  
HOMES



## 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

Summary of what's being built:

- 116 homes, including 24 affordable units
- Part of the wider Sherford town and facilities
- Orchard & allotments as part of the wider development

### Site activity

- We are currently in line with our anticipated program.
- Next stages in the project of significance are the moving of the material compound and offices to the area behind, near the Orchard.

### Specific item –

- Sherford Linden Phase 2D: we are currently completing enabling works on the next phase of Linden Homes at Sherford. We have ground workers on site completing initial works ahead of launching the next phase of homes.

# Timeline



- The Linden Homes Show Home and Marketing Suite located on Hercules Road launched in Winter 2021.

## Parcel D

- Parcel D is on program to be completed by June 24, with a timber fence line running adjacent to plot's 348, 314-319 for security and H&S.
- 314-319 street scene complete for the end of April 24.

## Parcel H

- First completions on parcel H are due in June 24.

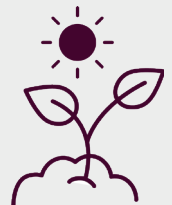
## Parcel I

- Superstructures are due to commence on parcel I in September 24.
- Moving of the material compound and offices to a new area will allow the piling to commence on the foundations of parcel I in May 24.



# Ecology

- Swift boxes and bat tubes located across the 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 its wildlife, ensuring we develop lasting communities.



# Managing agent

The managing Agent for Sherford is Trinity Estates. 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

- Gas & Electric - The initial billing of Gas and Electric will be through British Gas
- Water – Water billing mains water supply and sewerage will be through South West Water
- Fibre – Your home has an Openreach line terminating in a network termination socket. Contact your chosen landline/Internet service provider for this to be activated



# Development Layout:



## 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 sports 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.

**For more information on the wider Sherford development visit: [sherford.uk](http://sherford.uk)**

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:

[sherford@lindenhomes.co.uk](mailto:sherford@lindenhomes.co.uk)

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