Linden Homes @ The Gateway Development update

Issue 4 | Winter 2025



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:

- There are 65 Affordable homes in this parcel of the site. Future parcels will have an additional 236 Affordable homes.
- Community sporting activity hub 3 sports pitches
 & community centre.
- Play Area & LEAP Play Area as part of the infrastructure road accessible to the whole site.

Site activity

- First homes completed in January 2025
- Road & Drainage for Infrastructure road progressing
- New road entrance due to open in September 25
- Enabling works will commence in Residential East
- Building of the play area in Roundacre Park has commenced, and the landscaping of the valley area between Phase 1 and Phase 2

Specific item -

This is a fully electric site that will be heated by a Community Heat Network - this provides the hot water and heating for your property.

The company Metropolitan are responsible for billing and maintenance.

Timeline

Infrastructure works continues.

- 31
- First plots have commenced build will be ready for completion January 2025
- Show homes launched Summer 2025.
- Future parcels have commenced alongside the Linden phase.





Ecology

- •We have installed a range of Ecological enhancements across the development including the planting of numerous new trees and planting.
- Hedgerows will be protected to increase opportunities for biodiversity.
- •We are also carrying out a programme of installation of 2 pole mounted barn owl boxes and 20 bat boxes will be installed throughout the development.



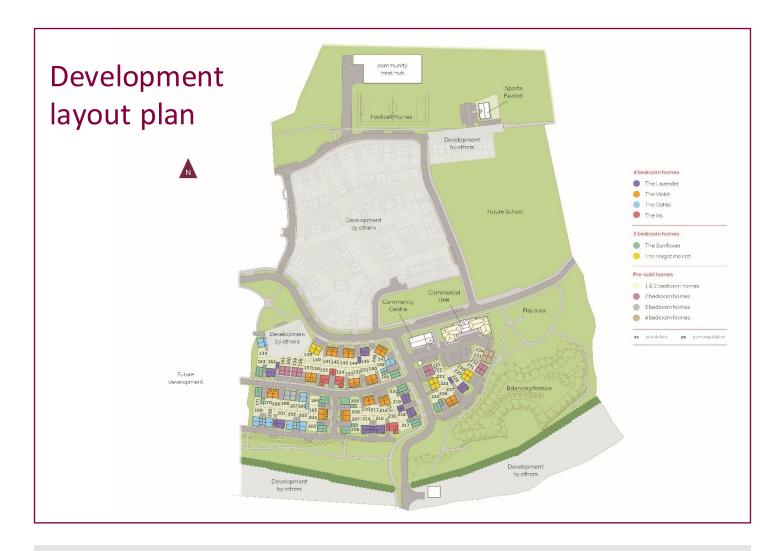
Managing agent

• Development management companies provide an essential service to ensure housing estates are well maintained – including roads, footpaths & communal green spaces.

Services

Water Services – GTC - IWNL
Electricity Supplier – GTC – British Gas
Fibre – GTC – OFNL

Heating & hot water – Metropolitan community heat hub



How will the development benefit the local community?

We are proud to have invested over £13.9 million in local schemes to support the community surrounding your new home in Bexhill

- Public open space
- Leisure centre
- Cycle and footpath improvements
- highways improvements

- Local transport
- Library
- Education

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:

