Finches Park
Development update

July 2026 Issue





Keeping you updated

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

Overview

Finches Park is a 6 Phase development in Kirby Cross consisting of 268 new homes for private sale including 32% private rented plots, a play area and associated infrastructure.

Site Activity

- 85% of the development now occupied
- Premier Quality award winner 2025
- 16 new plots forming the fifth and final phase commenced July 2025 with estimated site completion December 2026.

Adoptable Roads

- There is a Legal Agreement in place for the adoptable roads to be offered to the Local Highway Authority for adoption on site completion.
- The maintenance of all adoptable roads on the development remains the responsibility of Lindon Homes until the handover to Essex Highways.

Timeline

- Approximately 260 occupied plots across the development with site completion anticipated October 2026.
- Phase 1 consisting of 49 plots completed Summer 2020.
- Phase 3 consisting of 91 plots completed Spring 2024.
- Open space and play area complete and handed over to the Managing Agent in 2024.
- Phases 2, 4 due to be handed over to the Managing Agent in October 2026.
- Phase 5 due to be handed over to the Managing Agent by the end of 2026.
- Phase 6 consisting of 13 plots completed Spring 2024.
- Phases 1, 3 and 6 are fully complete, occupied and are under maintenance by the Managing Agent.
- Roads to be adopted by Essex Highways upon site completion, anticipated July 2027.
- Phase 5 drainage is controlled via a pumping station which will be offered to Anglian Water for adoption on completion.





Ecology

- We have incorporated bat and bird boxes to Phase 1 and 5 of the development.
- Open spaces.
- Retained hedgerows and considerate lighting to support bat foraging.

Managing Agent

- SHW are the Managing Agent that we are partnering with on this development, and they are responsible for the maintenance of the open space, private roads, parking courts, landscaping and play area on Phases 1, 3 and 6.
- Phase 2 and 4 to be handed over to SHW on completion anticipated October 2026.
- Phase 5 to be handed over to SHW upon completion, anticipated end of 2026.
- Linden Homes will remain responsible for the remaining landscaped areas, private roads, pump station, and swales within phases 2, 4 and 5 until handover is complete.
- The Managing Company is ‘Finches Park (Frinton-on-Sea) Managing Company Limited’ who will look to appoint residents as Directors to take on the Management Company following completion of the development.

Development Layout Plan

Phase 5



How will the development benefit the Local Community?

Linden Homes (part of the Vistry Group) supported the local community by contributing £2,273,498 towards:

- Open Space – £92,160
- Healthcare - £77,734
- Environmental Mitigation (RAMS) - £13,637
- Early Years, Primary & Secondary School Education £1,549,362

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.

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: CustomerService.CentralHomeCounties@vistry.co.uk

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