

Boorley Park

Development update

Issue 1 | Spring 2024



Hello and Welcome to Boorley Park

Whether you are thinking of making Boorley Park your new home, those are eagerly waiting to move in or those already enjoying their new home, we would like to welcome you to the latest copy of the Boorley Park Development Update.

We take our responsibility to our customers, past, present, and future, very seriously. We hope it will be useful to you all, whether that be to help you decide if this is the right place for you and your family or to keep you informed and updated as a purchaser and resident of a brand-new home.

As this beautiful community develops and grows, we hope this newsletter will become the oracle of information. We will keep you up to date on the key milestones for the works on site and provide details on the progress of future amenities



Overview

Not just houses but great places to live! Boorley Park offers some fantastic local amenities.

- Community building with fantastic facilities – open now
- Brand new Primary School - opened 2019
- Open Green Space for all to enjoy, including multi use games areas, two youth zones and trim rail, community orchards and 1.9 hectares of allotments which are open!
- Sports pavilion and playing fields – open



Site Activity

We are excited that we have commenced work on all the plots within our final phase at Boorley Park. We anticipate that these final homes will be build complete in the first quarter of 2025

Supporting the Local Ecology

Our wildlife residents are just as important to us as the human ones.

Take a look at how we are supporting natural diversity and ecology across Boorley Park ...

- We are committed to supporting our wildlife residents and are proud to be contributing £291,000 to support nature conservation across a number of sites of importance for nature conservation(SINC). This sum will go towards ecological monitoring & management of the Highland Lane Woodland area & Pylands Lane Woodland & open space.
- We have planned plenty of informal and areas of semi natural areas & provided protected green open space & semi natural areas throughout the development providing nature highways
- We have committed with the Council for tree preservation & maintenance across the development and to cover adjacent land.
- Our homes have been designed with Hedgehog highways and bird and bat boxes, providing some of Britian's most well-loved natives habitat. In addition, we have contributed a further £6,600 to assist in the creation and protection of habitat for Bats within the nearby Manor Farm Country Park.



Managing agent

- Gateway Group Property Management have various responsibilities within this development. These Include: overseeing gardening and landscape maintenance, maintenance of highways and footpaths that have not been adopted by the local council. Full details of Gateways scope of management can be found on our website.

Development Layout Plan



- The Kitchener
5 bedroom home
Homes 275, 281, 282, 219, 325 & 326
- The Rutherford
4 bedroom home
Homes 248, 310 & 314
- The Fairfield
4 bedroom home
Homes 281, 282, 276, 284 & 292
- The Fulford
4 bedroom home
Homes 329, 340, 341, 274, 286, 287,
290, 296, 297, 306, 307, 318, 321, 322 & 323
- The Thornford
4 bedroom home
Homes 308, 312 & 313
- The Heathfield
4 bedroom home
Homes 277, 283, 291, 311 & 316
- The Oxford
4 bedroom home
Homes 318, 280, 285, 288, 289,
293, 298, 317, 320 & 324
- The Elmwood
3 bedroom home
Homes 247 & 299
- The Fincham
3 bedroom home
Homes 226, 227, 242, 273, 274, 279, 284, 309 & 315
- The Langham
3 bedroom home
Home 278
- The Appleby
3 bedroom home
Homes 295 & 305
- The Haywood
3 bedroom home
Homes 313, 314, 315, 316, 317, 218, 236,
237, 327, 328, 329, 330, 331, 332 & 333
- The Walton
2 bedroom home
Homes 228, 229, 249, 250, 259, 260, 263 & 333
- The Harper
2 bedroom home
Homes 243, 244, 245 & 246
- Affordable Housing ✳
- BCP Bin collection point
V Visitors parking space
▶ Garage entrance
■ Sheds



How will the development benefit the local community?

Linden Homes will also support the local community by contributing over **£3,600,000** towards:

- Air Quality - A contribution of towards air quality monitoring plan in the Horton Heath and Fair Oak.
- Economic Development - A contribution towards management and training for local start-up businesses.
- Local Health Facilities – a sum of to the HCC to be used for the extension of Botley GP Surgery.
- Public Art – financial contribution to the local council for the provision of public art to the local area.
- Education and Children Services – A contribution to Hampshire County Council for the provision of primary and secondary education facilities.
- Highways Contribution - for the improvement of local road infrastructure, cycle lanes, public transport routes and traffic management.
- Provision of infrastructure including bus stops to support the provision of a local Bus Service.

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:

customerservice.southern@vistry.co.uk

Linden
HOMES