Ferriby Fields

Development update

Issue 7 | Autumn / Winter 2026



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:

- 299 new homes built with a mix of open market, shared ownership and affordable housing
- Underground attenuation basin
- Pumping stations and electrical sun station
- EV car charging points to all homes

Site activity

- 250 units completed.
- 261 plots are now watertight.
- All development roads are completed to wearing course/block paving is progressing in line with plot completions
- All site mains drainage and services are complete

Energy Efficiencies

- Homes available through the open market include Air Source Heat Pumps– an energy efficient heating system powered mainly by renewable heating rather than traditional fossil fuel gas boilers.
- All open market homes for sale will also include EV car charging points.

Development Updates



- Completion of 100% of adopted road completed ready to receive final top finish.
- All site mains drainage complete.
- All assigned homes have legally completed and handed over to Gatehouse Bank offering rental properties.
- Matthew Telford Way, all pavements and roadway is complete.

Ecology

- Due to the surrounding areas being predominant for certain species of birds and bats, a mix of specialist 'bat and bird' boxes will be installed to certain plots throughout the site.
- Hedgehog Highways have also been included in plans. Small holes in internal garden fences allow for them to move freely and interacts with existing areas and habitats. Holes are designed big enough for hedgehogs but too small for pets to access. Plates will be installed above the gaps to encourage homeowners to keep them.

Managing agent

- Greenbelt have been appointed as the Managing Agent to care for the public open spaces at Ferriby Fields.
- They are responsible for routine maintenance, regular inspections to check up on any previous identified matters and report any concerns, administrative services such as annual reviews as well as expert consultancy in line with Health & Safety legislations.

Development layout plan



How will the development benefit the local community?

- 10% affordable provision across the site
- A new school site is to be provided (undertaken by the vendor)
- An area of open space has been provided immediately south of the site in the form of an underground attenuation basin – designed to address any surface water run-off across the site.
- With regards to the open space and aforementioned areas surrounding wildlife, these areas are to be monitored every other year for the first five years of the development.

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:

ferriby.fields@lindenhomes.co.uk

Linden HOMES