



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

Stanton Cross will provide 3,650 new homes, office space, a new primary school with another one proposed, a proposed new secondary school, new public parks and a neighbourhood centre.

Poppyfields at Stanton Cross comprises:

- 55 private sale homes – Phase 1
- 115 pre-sold homes – Phase 1
- 221 private sale homes - Phase 2

Site activity

- Works are commencing on Phase 2 of Poppyfields with showhomes coming summer/autumn 2026

Traditional Construction

- Homes are currently of traditional construction.

Timeline



- Phase 2 is progressing well.
- The POS (public open space) on Phase 1 is progressing well, with landscaping due for completion in September 2026.
- We are currently working with Highways to secure the adoption of Phase 1 roads.

Ecology & Green Spaces

- Country Park phase 1 is open to the public.
- Ridge Recreation Area is due to open in summer 2026.
- Grange Park is now open.



Stanton Cross Neighbourhood Centre

- Designed to be the commercial and community heart of Stanton cross, the new neighbourhood centre will include a new Co-op store, additional retail units, a spacious car park serving the retail centre, and a new nursery.

Managing agent

Stanton Cross will cover 143 acres of new country and town parks including the wetlands, balancing features, play areas and sports facilities.

All properties at Stanton Cross are subject to an estate charge to cover the maintenance and upkeep of these areas, which will be managed by The Land Trust.

Managing Agent for Stanton Cross:

- The Land Trust, 7 Birchwood One, Dewhurst Road, Birchwood, Warrington WA3 7GB
- Telephone: 01925 852005
- Email: enquiries@thelandtrust.org.uk

Services

- Open Fibre Networks Limited (OFNL) have been appointed to provide fibre for broadband to properties on this development. British Telecom is not available on this development.

Development layout plan



How will Stanton Cross benefit the local community?

We will support the local community by contributing over £28.5 million towards:

- Improved and upgraded facilities at Wellingborough train station
- Highway improvements
- A community building
- Education & land for a secondary school
- Ise Valley Park
- Sporting and leisure facility within the development
- Improving links between the development and the town centre
- Recycling site with access for the public
- A burial ground
- Providing allotments

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.NorthernHomeCounties@vistry.co.uk

**Linden
Homes**