Issue 2 | Summer 2026

Development Update





Keeping you updated!

We're providing you with an update on the development and what you can expect from us over the coming months.

Overview

Linby Meadows is an exciting new development by Linden Homes, thoughtfully designed to offer a stunning selection of 2, 3 and 4 bedroom homes, with generous open green spaces, a primary school and sports facilities to create a vibrant, sustainable community for the future.

The development will provide:

- The Linden Homes development includes 135 Open market homes and 153 Pre-sold homes.
- Linden Homes at Linby Meadows is a consortium site, with Bovis Homes, and Persimmon Homes.
- Creating a LEAP (Local Equipped Area for Play).
- 3 attenuation ponds
- Solar panels and EV car charger to all homes

Site Activity

- Timber frames are going up every week right through to June.
- We now have 28 General Sale plots in build, with brickwork progressing on 12 of them, and 6 plots are at first fix.
- Spine roads and Site entrance has been completed, with services infrastructure are on track to be completed in the next few months.
- Work is also underway on two attenuation ponds, which will be constructed over the next 3 months

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Timeline

- We are excited to share that we have our View Home opening on the 18th June, giving you a first look at the development, with our Show Homes launching later in the year.
- We are selling off plan with a stunning range of 3 & 4 bedroom homes currently available.
- Buy off plan and personalise your new home, book your appointment to see us today!





Ecology

We have considered ecology and homes for nature in our development, and have incorporated the following:

- Enhanced green and blue spaces.
- Network of green corridors including main spine stretching north to south.
- Retained boundary hedgerow and 70 trees, and planting of an additional 175 native trees across the open spaces, streets, and front gardens (between Linden Homes and Bovis Homes)
- Three Sustainable Urban Drainage ponds with aquatic planting to attract wildlife.
- Landscaping will be bee friendly, and wildflower seed packets will be available in the on-site sale suite.
- Hedgehog highways to the fence line design to allow free movement.
- Installing integral nest bricks, and bird and bat boxes on selected dwellings.
- Provide a reptile corridor - which involves putting in a reptile underpass on our roads to accommodate the reptiles that were found on site.

Services

These providers are flexible, and new residents are not tied to them exclusively:

Gas & Electric - British Gas

These providers are exclusive:

Water - Independent Water Networks (IWNL)

Telephone / Broadband - Open fibre Networks Limited (OFNL) have been appointed to provide fibre for broadband to properties on this development. Tel: 02921 678 550 or visit our website- ofnl.co.uk

Development Layout



How will the development benefit the local community?

Our £6,993,349 contribution to the community through section 106 has been earmarked by the county and borough councils for:

- NHS – Nottingham North and East Clinical Commissioning Group
- Primary School Education
- Bus improvements
- Maintenance of public open spaces
- Tucana crossing, cycleways, and travel plan monitoring

In addition to our contractual obligations, we have developed a social value/employment & skills plan which will bring positive experiences to the local community, particularly colleges and schools in the area.
We will be happy to hear your further suggestions.

This will include a range of activity to include work experience, student site tours, attendance at mock interview and speed networking sessions, careers talks, Primary Meet The Builder assemblies, also local event sponsorship and volunteering.

The Linby Meadows Skills Academy: A big part of our contribution will be through our on-site Construction Skills Academy. Led by our partners Chameleon School of Construction, we will be providing training opportunities for local people, targeting students, NEETS and the long-term unemployed. Pre-employment H&S and combined CSCS Training Course courses will be available.

Linden HOMES

Managing agent

English Estates

Anticipated Handover dates : It has been planned for the managing agent to take over sections of the development at three key phases between 2028 – 2031.

Contact details: 01451 603 885 or enquires@englishestates.co.uk

Please visit our website for further management company details: www.englishestates.co.uk

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:

LinbyMeadows.sales@Lindenhomes.co.uk

Linden HOMES