



## Keeping you update!

We wanted to provide 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.

### Overview of what's being built. In addition, the development will provide:

- Linden Homes at Linby Meadows is part of a consortium site, with Bovis Homes and Persimmon Homes.
- The Linden Homes development includes 135 Open market homes and 153 Pre-sold homes.
- Creating a LEAP ( local equipment of play).
- 3 Attenuation basin
- Solar panels and EV car charger to all homes.

## Site Activity

- We are excited to share that we have started first fixing on our Show Homes and Marketing Suite, with completion expected in early summer.
- Timber frames are going up every week right through to June.
- We now have 68 plots in build, with brickwork progressing on 14 of them.

## ROADS AND ATTENUATION PONDS

- Spine roads and service 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

## Timeline

- We are selling off plan, we have a stunning range of 2,3,4 bedroom homes available. Buy off plan and personalise your new home, book your appointment to see us today!
- We are excited to announce that we are anticipating to launch our Show homes and Marketing suite in Summer 2026.

## Ecology

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

- 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](http://ofnl.co.uk)

# Development Layout Plan



Linby Meadows  
Linby

- 4 bedroom homes
  - The Larch
  - The Landlord
  - The Dallas
  - The Vicar
  - The Wye
- 3 bedroom homes
  - The Tulip
  - The Sunflower
  - The Cornflower
  - The Forget-me-not
  - The Trout
- 2 bedroom homes
  - The Sweet Pea
  - The Snow
- Shared ownership homes
- Private rented homes
- Affordable rented homes
- Tenure to be confirmed
- v vehicle space
- sp on-street parking
- st substation

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and features of all dwellings may be subject to change throughout the course of the development. Final sizes and materials may vary from those shown on this plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

## 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. H&S and combined CSCS Training Course courses will be available with brick, plaster, and tiling.

## Managing agent

Trinity Estates (TPG)

Anticipated Handover dates

Contact details: 0345 345 1584 or [customersupport@trinityestates.com](mailto:customersupport@trinityestates.com)

Please visit our website for further management company details: [trinityestates.fixflo.com](http://trinityestates.fixflo.com)

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](mailto:LinbyMeadows.sales@Lindenhomes.co.uk)

**Linden**  
HOMES