

Bamford Park at Windmill View

Development update

Issue 3 | January 2025



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

Summary of what's being built:

- 74 open market homes sold by Linden Homes
- 185 Pre-sold homes
- Local Areas of Play (LAPs) & Sports Pitches will be installed
- Solar panels and EV Charging*

*To be installed to selected homes only

Site activity

Site Opening Times

Mon-Fri: 8:00am -5:30pm

Saturday: 8:00am – 1:00pm

Timeline



- **Phase 2 Spine Road Construction**

Construction of the Phase 2 spine road commenced the week commencing 5 January, with an estimated programme of approximately six months. This key infrastructure milestone will support future phases of development and improve overall site accessibility.

- **Additional Groundworkers Mobilisation**

Further groundworking teams are scheduled to join the project in the Spring, focusing on the construction of internal site roads and upcoming plot foundations. This increased resource will help maintain momentum as we move into the next stages of delivery.

- **Apartment Block (Entrance to Site)**

The apartment block located near the site entrance is progressing well, with first occupations anticipated for February 2026.

Ecology

As part of our commitment to enhancing biodiversity and supporting local wildlife, we are incorporating a range of thoughtful and sustainable features designed to protect and encourage native species.



To support our feathered friends, bird boxes will be installed throughout the development in a variety of locations. These boxes will provide safe nesting spaces for birds, helping to maintain and grow local populations while offering residents the joy of observing nature up close.

In addition, a network of 'hedgehog highways' will be created across the site. These small openings in fences and boundaries allow hedgehogs to move freely between green spaces, connecting habitats and supporting their natural behaviours. This initiative plays a vital role in reversing the decline of hedgehog populations in the UK.

To ensure the wellbeing of nocturnal wildlife, bat-sensitive street lighting will be installed. These specially designed lights reduce glare and light pollution, helping to protect bat flight paths and feeding areas while still providing safe illumination for residents.

We've also taken steps to safeguard protected animal species that may be present in or around the site. Provisions have been put in place to ensure their habitats are respected and preserved, in line with ecological best practices and legal requirements.

Finally, we're proud to be working in partnership with the Bumblebee Conservation Trust. As part of a wider initiative by Vistry Group, we are planting bee-friendly landscaping across the development. This includes a variety of nectar-rich plants and wildflowers that support pollinators and contribute to a healthier ecosystem. It's a meaningful step in our ongoing efforts to protect wild bees, promote biodiversity, and address the challenges of climate change.

Management Company

Company: Trust Green

Anticipated Handover date: To be confirmed

Contact details:

Services

The Current service providers are:

Gas & Electric: British Gas

Telephone/Broadband: BT

Water: IWNA



The site plan which can be found on this page, has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the 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?

The development will support the local community by contributing over £1,938,719m towards:

- Education
- Health Care
- Travel
- Community, Retail and Police Facilities.

Please be aware that the dates and information provided are correct at time of print/publication and are dependent on several factors, including weather, therefore 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:

bamfordpark.sales@lindenhomes.co.uk | 0192 629 1330

Linden
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Winter Care for your new home

As we are now approaching the winter months, we have some tips and advice to help you settle into your new home

Linden
HOMES

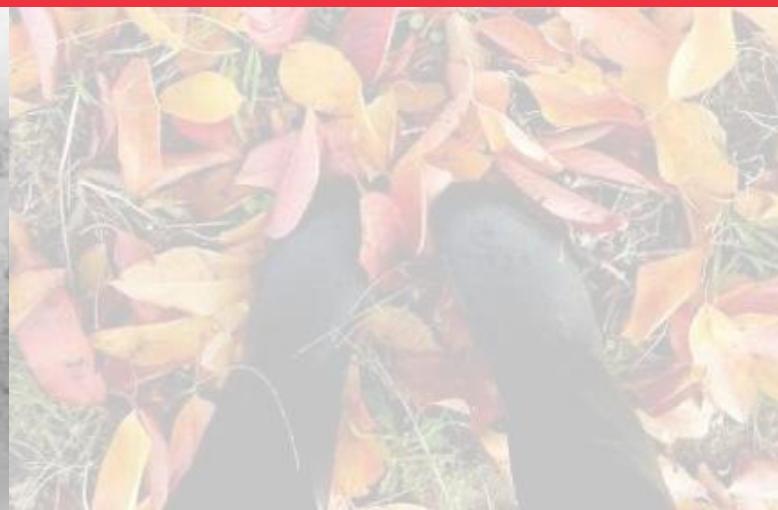
CONDENSATION

- It is important to keep condensation under control, particularly as your new home is still drying out for 12 to 18 months after handover.
- We strongly recommend that you maintain a flow of fresh air throughout the property for at least part of the day or night, as well as heating it.
- Most of your windows will have trickle vents so please do keep these open even during winter. Where there are no trickle vents fitted, open the window and leave it on the night latch position.
- If condensation does build up on windows or surfaces, you will need to wipe this away regularly.
- Ensure curtains and blinds are open daily.
- There is further guidance about condensation in the NHBC booklet “Guide to Your New Home”.

GUTTERS / DRAINAGE CHANNELS

As routine maintenance, you need to check your gutters are clear, particularly if your home is near mature trees.

Depending on the levels around your home and garage, you may have slot drains adjacent to your doors, or wider Aco drains within your paving. These can block quite easily with dirt and leaves, so please keep an eye on these and clean them out regularly, a wire coat hanger straightened out is ideal for this! Or you could use a stiff wire brush.



OUTSIDE TAPS

If your home is fitted with an outside tap, we recommend you isolate the tap during the winter months, to reduce the risk of freezing pipes / tap.

Locate the tap to turn this off under your sink. You must then run the outside tap until any water in the pipe has been run off.

Remember to turn the tap on again in the Spring!

GARDEN MAINTENANCE

- All gardens need routine maintenance to keep them looking in great condition.
- We recommend keeping off your lawn in wet conditions to reduce the issue of settlement / ponding / damage.
- Rake / sweep leaves off the lawn regularly.
- Keep furniture and play equipment off lawn areas to avoid turf dying.
- High traffic areas are likely to need extra lawncare maintenance.
- Aeration is often overlooked as part of routine garden care. Not only does aeration help with the condition of the turf, it can also help improve the drainage properties of your lawn overall. And the great thing is, it can be achieved just using a garden fork. No special tools or equipment required!



HEATING

When you start to use your heating during the winter months, you may advise you to carry out some checks to ensure smooth running of your heating. For example:

- Bleeding of radiators to clear any air in your system - this may be necessary if the radiators in your home are not an even temperature top to bottom, or if they are taking a long time to heat up.
- Remind yourself of the controls for the boiler / ASHP so you can ensure you are using your heating efficiently. If you are unable to locate the user manual for your system, you will be able to download a copy from the internet.
- If your boiler or ASHP has low pressure, you will need to top up the boiler with water using the filling loop provided. In addition to the instructions in your user manual, you will be able to find videos online showing you how to top up your make / model of boiler.
- If there are any error codes on your boiler or ASHP, please ensure you familiarise yourself with these, so you know what they mean. This will help you keep your heating working throughout the winter.
- Make sure you have your boiler / ASHP serviced every 12 months by a competent heating engineer.

And Finally

Please treat your drains with care. Be thoughtful about what to put down them to avoid blockages. If in doubt . . Don't. Bin it instead.