# **Stoneleigh View**

## Development update

Issue 4 October 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:

- 177 Open Market homes sold by Linden Homes
- 313 Pre-sold homes across the Linden homes brand of the development
- · Allotments to the Northern area
- A Local Equipped Area of Play (LEAP) and a Neighbourhood Equipped Area of Play (NEAP) will be installed
- Multiple attenuation ponds, which are designed to capture any excess surface water and release it to a watercourse at a controlled rate, to 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

- 37 open market homes now occupied.
- Selected footpaths to be topped and finished

#### **Footpath**

Public footpath linking Crewe Lane to Glasshouse Lane is due to complete by the end of October 2025

### **Timeline**

• Warwickshire Council has not yet approved road space for the Section 278 works on Glass House Lane or the scheduled works on Crewe Lane. These approvals are expected in April 2025. Once dates for both sections are confirmed, we will provide customers with a detailed plan, including information on access, egress, and anticipated durations. 31

- Public footpath linking Crewe Lane to Glasshouse Lane is due to complete by the end of October 2025
- View Homes 337 The Hardwick & 338 The Mountford coming soon.



# **Ecology**



- Bird and Bat boxes will be installed in a variety of locations across the development as part of our habitat creation strategy.
- Badger Setts were recorded in the retained woodland to the rear of the Sales Arena. A licence from Natural England was required to allow construction works to commence near the setts.
- The Great Newt exclusion fencing will remain in situ for the entire construction phase, along the development boundary in the North-East section. Again, a licence from Natural England was required to allow construction work to commence.
- We are working in Partnership with the Bumble Bee Conservation Trust, ensuring that we are planting bee
  friendly landscaping across the development. We have also installed a dedicated 'Pollinate in Partnerships'
  area within our Sales Arena to continue our support in sustaining wildlife through the inclusion of a bespoke
  flower rich environment. This is part of a much larger initiative for Vistry Group, in our bid to help protect our
  wild bees, wildlife and climate.

# **Management Company**

**Company:** Residential Management Group (RMG)

**Anticipated Handover date:** To be confirmed

**Contact details:** 0345 002 4444 or

customerservice@rmguk.com

Please visit our website for further management company details

# **Services**

The Current service providers are:

Gas & Electric: British Gas

Telephone/Broadband: BT Openreach

**Water:** Independent Water Networks

(IWNL)

#### Development plan – Stoneleigh View



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?

Stoneleigh View will support the local community by contributing over £18.7m towards:

- Education Capital; Primary & Secondary
- Community Centre
- Indoor sports facilities at Abbey Fields Swimming Pool
- Outdoor sports facilities at Kenilworth School
- Doctors Surgery

We've also engaged with Park Hill Junior School, attending a school assembly to highlight health and safety, and the dangers of a building site.

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:



# 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



#### **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 needs 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.