

# The Meadows at Woodland View

Development update

Issue 2 | 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:

- 70 open market homes sold by Linden Homes
- 18 First Homes
- 202 Pre-sold homes
- Local Areas of Play (LAPs) & LEAP
- 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



- **Sales Centre Opening – April 2025**

Our Sales Centre officially opened in April 2025 and has since been supporting prospective homeowners with information, guidance, and reservations.

- **Utilities & Drainage Works – Commenced September 2025**

Major utilities installation and drainage works began in September 2025 and are progressing well across the site.

- **First Occupations Expected – Q1 2026**

We remain on track for the first residents to move in during early 2026, marking an exciting phase in the build programme.

- **Site Energisation – End of January 2026**

The site is scheduled to be fully energised by the end of January 2026, enabling the next stage of commissioning and handover preparation.

- **Water Main Extension – Bennetts Road**

Work on the water main extension along Bennetts Road commenced on 12 January, with completion anticipated by the end of January.

## Ecology

- A variety of integrated Bat Boxes and Bat Tubes are included in selected locations around the site. Including on buildings and existing trees.
- A variety of Bird Boxes in selected locations including boxes specifically for Swifts, House Martins and Sparrows
- ‘Hedgehog Highways’ to be provided incorporating holes/gaps in fencing of a specific size to enable hedgehogs to forage from one area to another
- Hibernacula mounds adjacent to balancing ponds to mimic conditions in which reptiles and amphibians are often found.
- The incorporation of Bee Bricks
- A buried ‘Loggery’ providing a habitat for beetles and other invertebrates.
- During construction, various Ecological Protection measures will be put in place



## Management Company

**Company:** TBC

**Anticipated Handover date:** TBC

**Contact details:** TBC

## Services

The Current service providers are:

**Gas & Electric:** British Gas

**Telephone/Broadband:** BT









**Water:** Seven Trent



This site plan 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 £7m towards:

<p>IMPROVED PUBLIC TRANSPORT FACILITIES</p> 	<p>PUBLIC OPEN SPACES</p> 	<p>CYCLE HIRE POINT</p> 	<p>CYCLE ROUTES</p> 
<p>PRIMARY AND SECONDARY EDUCATION</p> 	<p>NHS CONTRIBUTION</p> 	<p>SPORTS AND LEISURE FACILITIES</p> 	<p>HIGHWAY AND ROAD IMPROVEMENT</p> 

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:

[themedowswv.sales@lindenhomes.co.uk](mailto:themedowswv.sales@lindenhomes.co.uk) | 0247 718 1966

**Linden**  
HOMES