

Redlands Grove Development update

Issue 1 | Spring 2024



Keeping you updated

We want to provide you with an update on the development and what you can expect from us over the coming months.

Overview

This new-build development offers a fantastic selection of 3 and 4 bedroom new homes in an outstanding location. Redlands Grove is a consortium site comprising of 370 homes built by Linden Homes, Bovis Homes and Bellway. We also have a Shared Ownership scheme available.

In addition, this exciting new community will provide:

- Proposed school land
- Village square with local centre
- Sports pitches and play area
- Balancing ponds (designed to capture any excess surface water and release it to natural watercourses at a controlled rate.)

Site activity

- Currently building Phase 1 of Redlands Grove, with build completion of this phase due at the end of 2024.
- Phase 2 road construction underway with new homes construction to begin summer 2024.
- Construction vehicle wheel wash has been relocated to phase 2 of the development.
- Works to install a gas governor at the front of the development are due to start in April and is expected to take 8-10 weeks.

Recommend a friend and you could receive £500!*

Do you know someone who is planning to move? Why not tell them about Linden Homes and if they buy from us, you'll be £500 better off!*
Please ask a sales consultant for details, terms and conditions apply.

Timeline



- We are pleased to share that we welcomed our first occupations at towards the end of 2023.
- Our sales centre and show home are open daily from 10am to 5pm. We have an Aldridge show home available to view.
- Meet our new sales team, Ali, Bev, Chus and Shaun.
- We continue progress implementing infrastructure such as roads and footpaths endeavouring to provide access to the wider development features as quickly and as safely as possible.

Ecology

- We are working with the British Hedgehog Preservation Society (BHPS) to install Hedgehog highways, which are hedgehog sized holes that are created at ground level in fencing and other barriers to allow access between selected gardens and wilder areas. Each highway enables hedgehogs to roam freely and forage for food.



Services

Swindon Borough Council

Thames Water

British Gas (Gas and Electricity supplier)

Managing agent

- A Dandy Wren is the managing agent and will look after the public spaces across your development.
- A phased handover to the managing agent is due to take place by late 2025.

Round the clock cover / new region contact details

Now you have moved into your new Linden Home our Customer Care team will be available to support and advise you on any queries you may have throughout your two year Linden Homes warranty period. You can contact them on 01242 329 444 or customerservice.cotswolds@vistry.co.uk.

For out-of-hours and weekend emergencies please contact 03331 212 044. This cover is available 24 hours a day, 365 days a year, including of course weekends, bank holidays and over the Christmas and New Year period. Please refer to your home owners manual for what constitutes an emergency.

Development layout plan



How will the development benefit the local community?

Linden Homes will also be supporting the local community by contributing **over £8.5 million** towards:

- Sports and leisure facilities
- Public art
- Libraries
- Public open space improvements
- Waste management
- Primary schools
- Improved public transport services
- Cycle routes

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:

customerservice.cotswolds@vistry.co.uk

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