

# Spinnaker

## Development update

Issue 1 | Spring 2024



## 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.

### Spinnaker in Westbury

Linden Homes is creating Spinnaker in joint venture with Wates Developments.

- As well as new homes, the development will also deliver a play park, an attenuation basin with an ecological wetland area and allotments.
- As part of the development, West Wilts Youth Sailing Association has been moved to a larger site on the other side of the lake.
- Eden Vale Lake will be completed towards the end of the project.
- Bird and bat boxes are being installed, as well as hedgehog highways – to enable hedgehogs to roam freely to find food, mates and shelter.

### Services

The current service providers at Spinnaker are:

- Water: Wessex Water
- Electric: British Gas
- Gas: British Gas
- Broadband: OFNL

### Managing agent

FirstPort is the managing agent for the development and the management company is called Spinnaker Westbury Resident Management Company.

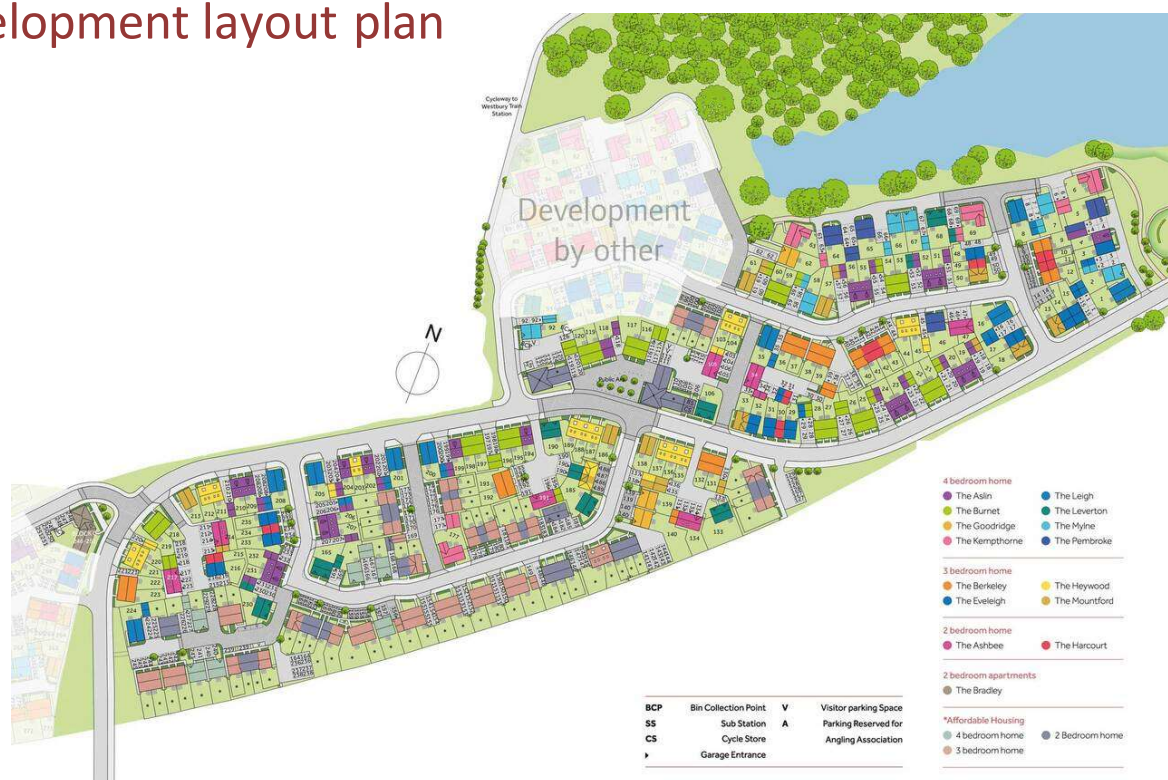
The first and second phases are due to be handed over to the managing agent this spring and the handover of phase three is expected to take place this summer.

You will receive additional communication from them directly to learn more about this process.

## Site activity

- The homes are nearing completion and we have been working to finish certain elements of the development, ready for handover to the managing agent.
- The roads in phase one have been topped and the second phase is due to be completed this spring. The access road through will be finished following the final inspection of the adoptable sewers, in readiness for the roads to progress towards adoption.
- Broadband is connected to all homes, with the exception of homes 1-4 which should be connected by summer.
- The streetlights are also due to be connected this spring.
- The allotments are expected to be completed this summer. FirstPort will be in contact to let you know how to register your interest in the allotments.
- The play park is being installed this summer and will be open once the area has been inspected and certified.
- The development features two attenuation basins, which are designed to capture any excess surface water and release it to a watercourse at a controlled rate.

## Development layout plan



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. The above 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.

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.bristol@vistry.co.uk](mailto:customerservice.bristol@vistry.co.uk)

**Linden**  
HOMES