Park Gate

Development update

Issue 3 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:

- 190 open market homes sold by Linden Homes
- 210 Pre-sold homes
- Local Areas of Play (LAPs) & Multi Use Game Area (MUGA) 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

- 130 open market homes now occupied.
- Selected footpaths to be topped and finished
- The Green; a selection of just 25 homes in a secluded area of Park Gate with an enhanced specification has launched.

Timeline

- · Roads and footpaths remedial works have begun and are on going
- Final occupations are estimated for end of 2026
- The Green is now reserving The Green a stunning new phase of 3 and 4 bedroom homes set in a peaceful, secluded location within our Park Gate development in Kidderminster. Each home will feature a superior finish, with high-quality upgrades that set them apart.
- The Green; First occupants have taken place
- Home 246 The Kempthorne Show home due to open end of October on The Green
- MUGA next to the Green coming soon
- Play area off road Crocus way due to open Nov '25
- More homes on the wide Park Gate development coming Q2 2026

Ecology

- Bird boxes and Bat houses will be installed in a variety of locations across the development as part of our habitat creation strategy.
- Bat sensitive street lighting install and ongoing surveys are carried out to monitor roosts & sizes of bat species.
- Provisions have been put in place for protected animal species.
- We are working in Partnership with the Bumble Bee Conservation Trust, ensuring that we are
 planting bee friendly landscaping across the development. This is part of a much larger initiative for
 Vistry Group, in our bid to help protect our wild bees, wildlife and climate.
- A new species of dragon fly to the County has adopted our Park Gate Site!
- The Woodland Walk, which sits around the entire development is now open for all residents to enjoy.



Management Company

Company: First Port

Anticipated Handover date: To be confirmed

Contact details: 0333 321 4080 you can submit an online form via www.firstport.co.uk

Please visit our website for further management company details



Services

The Current service providers are:

Gas & Electric: British Gas **Telephone/Broadband:** BT

Water: Independent Water Networks

(IWNL)





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 £2.6m towards:

- Education
- Health Care
- Travel
- We are also contributing £150,000 towards the football pavilion
- We are also donating toward the KEMP Hospice – Christmas Tree Recycling campaign for the 5th Year running

We've also engaged with Wolverley CE Secondary School, who we have worked closely with. We have attended careers fairs based at the school, taking along trades from the development, such as brick-layers, plumbers, electricians etc, allowing the children to have a true insight to what is involved.

We also visited the school with the Bumble Bee Conservation Trust, educating the children on the importance of these insects.

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.