Development update

Coppice Hill

COUNTRYSIDE Homes

Issue 3 | Summer 2026



Keeping you updated

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

Site Activity

- Works are ongoing to complete the development by the end of Summer 2026.
- All homes on this development are currently reserved.

Overview

Coppice Hill comprises:

- 122 private sale homes
- 214 pre-sold homes
- One equipped play area off Fedora Way
- Public open space
- A public art installation
- Allotments

No Dig Zones

Plots 1, 16–22, 46–54, 96, 101–106, 117–123, 149, 170–181, 214–222, 236, 262, 274–278, 309–310 and 324–336 have a no dig zone to protect the integrity of the retaining walls.

This restricts:

- Excavation
- Planting
- Construction of extensions
- Placement of structures within the no dig zones

These areas can be seen on the deed plan, available from the sales consultant.

Timeline

- The equipped play area is complete and open.
- The public art feature will be installed in the newly profiled public open space area to the north of Fedora Way once this work is completed – September 2026.
- The allotments are planned to be completed early in 2027 and then handed over to Houghton Regis Town Council.
- We are now liaising with Trust Green and in the process of starting phased handovers to the POS (public open space) areas over the coming months.

Managing agent

- Trustgreen
- Unit 7 Portal Business Park, Eaton Lane, Tarporley, Cheshire CW6 9DL
- Telephone: 01829 708 457
- Anticipated handover to Managing Agent is December 2026.





Ecology

- No further ecological updates

Services

Open Fibre Networks Limited (OFNL) have been appointed to provide fibre broadband to properties on this development.

British Telecom services are not available on this development

Development layout plan



How will the Bidwell West development benefit the local community?

We will support the local community by contributing over £22 million towards:

- Education
- Community facilities
- Offsite indoor and outdoor sport facilities
- Allotments
- Public open spaces
- A public art installation
- Community facilities
- Formal offsite parks

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.NorthernHomeCounties@vistry.co.uk

COUNTRYSIDE Homes