

Coppice Hill

Development update

Issue 1 | Spring/Summer 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.

Development overview

Coppice Hill comprises of:

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

Development activity

- Highway remedial works are progressing along Trilby Way and Straw Bank
- The public open space to the north of Fedora Way is to be reprofiled, landscaped and a pathway created subject to Local Authority approval
- Homes are currently timber framed. The majority of future phases will be of traditional construction

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 and the ability to construct extensions or to place structures within the no dig zones. These areas can be seen on the deed plan, available from our sales consultant.

Timeline

- The equipped play area is completed and is due to open in Summer 2024
- The public art feature will be installed in Summer 2024
- The allotments are planned to be completed early in 2027 and then they will be handed over to Houghton Regis Town Council
- Trilby Way northern footpath has been planned and is undergoing remedial work. Wearing course to footpath planned for April 2024
- Trilby Way southern footpath remedial and resurfacing works planned in April 2024
- Trilby Way carriageway repairs start week commencing 29th April 2024 (approximate 3 week duration)

Managing agent

Trustgreen, Unit 7 Portal Business Park, Eaton Lane, Tarporley, Cheshire CW6 9DL

Telephone: 01829 708 457

Anticipated handover to Managing Agent is Summer 2025

Services

Open Fibre Networks Limited (OFNL) have been appointed to provide fibre for broadband to properties on this development. British Telecom is not available on this development.

Development layout plan



The 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.

How will the Bidwell West development benefit the local community?

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

- Education
- 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:

nhccustomerservices@vistry.co.uk



COUNTRYSIDE
Homes