

Ambia, St Cloud Way Development update



COUNTRYSIDE
Homes



Keeping you updated

We're excited to share an update on the development of Ambia, along with what you can expect from us over the coming months.

Overview

The development will include:

- 434 new homes
- 347 private / 33 affordable rent / 54 shared ownership homes
- A range of housing types including houses
- 346 on-site parking spaces
- Electric vehicle charging & car club access
- 8500+ sqm of outdoor amenity space
- Shared courtyard amenity space
- Connectivity to the Missing Links cycle route

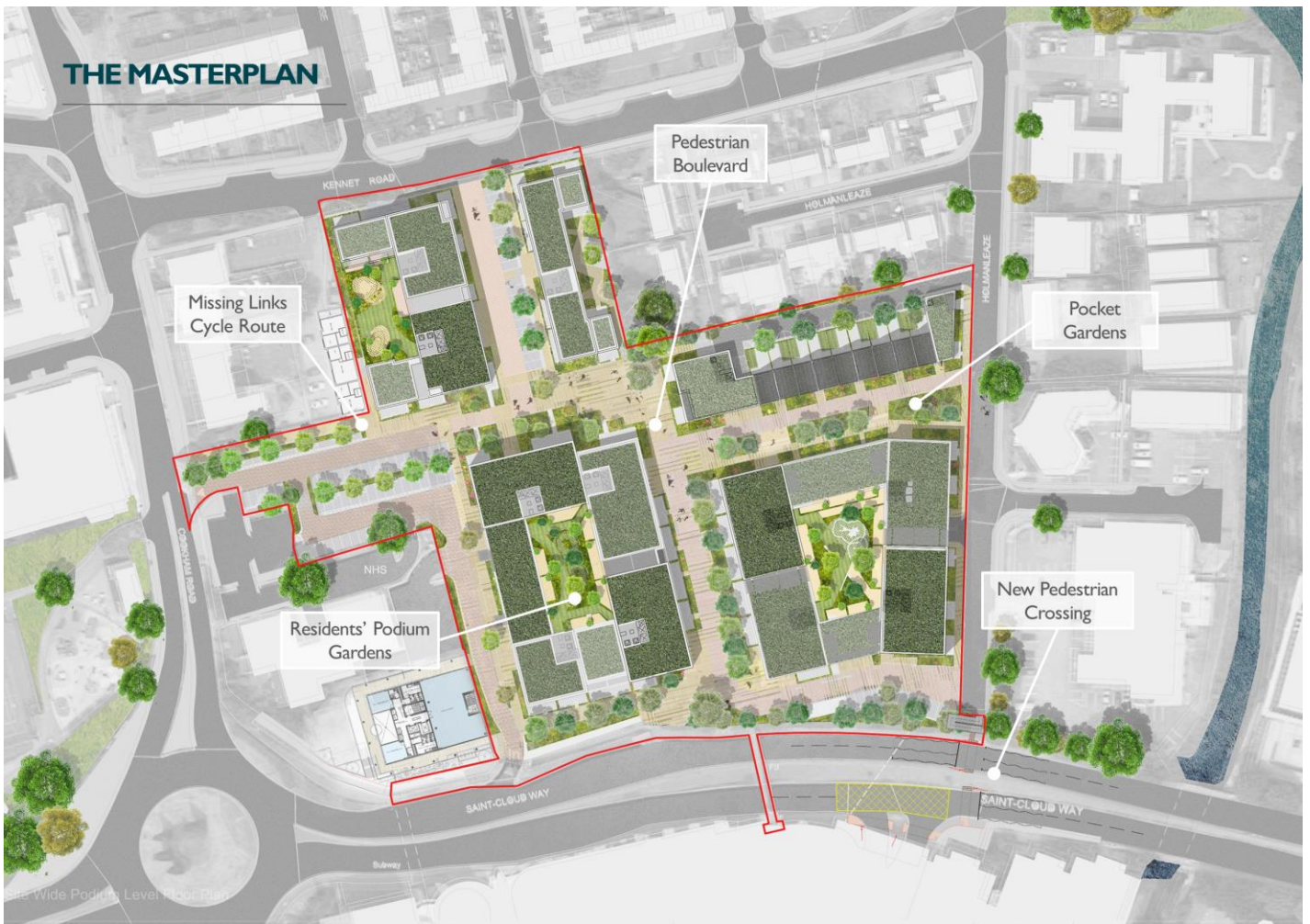
Site activity

- Construction of the first block (Building C) at Ambia, St Cloud Way, Maidenhead is well underway, with the concrete frame, brickwork and windows complete.
- Private sales launched on site in August 2024.
- A new sales and marketing suite has opened on the ground floor of Block C.
- Improvements to the existing subway have been made to improve the journey to the town centre.

Timeline

- First Occupations – December 2024
- First Affordable Homes Delivered – April 2025
- Block C completion – December 2025

THE MASTERPLAN



Community Benefits

- Over £1m of S106 contributions
- 213 construction jobs per month and 207 further indirect jobs
- New homes creating up to £13.4m commercial expenditure per annum
- Apprenticeships and skills training opportunities
- Integration with the Missing Links cycle route
- 55sqm of children's play space

Managing agent

- We are partnering with Encore on this development, who will be responsible for delivering the estate management services.
- Buildings will be handed over to Encore for management once they are fully build-complete and new residents have begun to move into their homes.
- Encore are responsible for issuing and managing the service charge budget.
- Further details will follow.

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:

[DevelopmentName@Brand]



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