



Keeping you updated

We wanted to provide you with this Newsletter to provide you with some general information about your development and keep you informed of recent progress and the next stages of build.

Overview:

When completed this development will include:

- 347 new build properties with a mixed tenure of Open Market, Private Rental and Affordable Homes
- Multiple Large Open Spaces with public footpath routes through the site and a play area (LEAP)
- Landscaped Surface Water Attenuation basins

Key Dates:

- Final plot handover forecast by June 2025
- Roads and footways will be surfaced in stages as service connections to homes are completed
- Roads and sewers adoptions are forecast for June 2027
- Central Public Open Space anticipated to be open from summer 2025.

Site Activity:

- 185 properties currently under construction
- +60 handovers, across all tenures, from Apr - June
- Numerous crane lifts being undertaken over the next few weeks
- As nesting season has now started, we will be ensuring any works to existing trees and hedgerows are undertaken with care, following the advice of our consultant ecologist.

Meet The Team:

Your Project Manager: Justin Missin



Good progress here at Great Haddon, progressing with superstructures in the final parcel whilst continuing with handovers in the first parcels. We are continuing to open new areas to the public as the site moves on. The site team is looking forward to the year ahead, especially the summer months that are around the corner.

Contact Details: justin.missin@vistry.co.uk Mob: 07469 291 819

Your Sales Team:

At Countryside we pride ourselves on creating places where people love to live, with sustainable communities built to last.

With excellent customer service and a 10-year New Home Warranty and insurance policy, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-star rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey

Your Customer Services Team:

We hope you are enjoying your new Countryside home and are settling into the development.

Our site team will work with you to close out any initial snags picked up during your move in and courtesy visit. Any new issues or concerns you may have with your new home should be raised with our Customer Service team at CustomerServices.NorthEastMidlands@Vistry.co.uk

For any emergency or urgent issues, please call us so we can prioritise these for you – 0116 464 8913.

As we now move into spring, take time to plan some garden care and maintenance, especially after the very wet winter we've had. Lawns love a bit of aerating and weed and feed this time of year!

Managing Agent:

- Verges and green areas within the site boundary are currently being maintained by Countryside. If there are any areas of the site which are not being regularly maintained, please contact your Project Manager.
- The verges, drainage ponds and open space areas outside our site boundary, which form part of the wider estate, are managed by the Managing Agent Preim who will also be taking over the maintenance of all open space areas within our site boundary once they have been completed and handed over. Please refer to the Preim Welcome Pack for further information.

Services:

- All services on our development are connected to the mains and live to homes.
- Gas is supplied by GTC Pipelines limited (GPL) and electricity is supplied Electric Networks Company Limited (ENC).
- Water is supplied by Independent Water Networks (IWNL).
- Broadband is supplied by Openreach, however other networks providers are available, please refer to Openreach website for further information.

FLETTON FOLLY

Great Haddon

3 bedroom home		4 bedroom home		Pre sold	
Longford	New Stamford	1 bedroom homes		2 bedroom homes	
New Enderby	Dunham	2 bedroom homes		3 bedroom homes	
New Ashbourne	Lymington	3 bedroom homes		4 bedroom homes	
New Ashbourne FCT	Bowmont				
Blyth	Bowmont FCT				
Birkdale	Oakham				
Ashop	Startford				
Ashop FCT	Srstraford FCT				
Elms	Melton				



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 is this development benefitting the local community?

This development is contributing over £2,500,000 to the local community via:

- £7,347 for every home and covers an array of infrastructure.
- Community Infrastructure Contribution: £23,539,162
- Bus Service Contribution: £800,000
- Traffic Regulation Orders: £ 30,000
- Ecology Outreach Worker: £50,000
- Ecology Warden: £300,000

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 we 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:

flettonfolly@countrysidehomes.com



COUNTRYSIDE
Homes