Development update

Fletton Folly

COUNTRYSIDE Homes

Autumn 2026



Keeping you updated

As work at Fletton Folly continues, we wanted to keep you informed and provide you with an update on some aspects of the development.

Sales Arena

The Sales Arena, including one sales experience centre and the two show homes, will continue to have an on-site presence for foreseeable future. Any change to this will be communicated accordingly.

Overview

When completed this development will include:

- 347 new build properties with a mixed tenure of Open Market and Affordable Homes
- Open Spaces and public footpaths and a play area (LAP)
- Landscaped Surface Water Attenuation basins

Site Activity

- Infrastructure legal agreements now progressing with highways and drainage authorities.
- Road and sewers and adoptions are forecast for June 2027.
- Roads and footways will be surfaced in stages as service connections to homes are completed.
- The Play Area should be completed by Spring 2027.

We would also like to thank you for your patience and will be doing everything we can to minimise disruption while the remaining building works continue.

Schools

Currently there are 4 primary schools nearby. Hampton Hargate, Hampton Vale, Fourfields Primary and Yaxley Infants School. Fourfields Primary and Yaxley Infants School are both rated good by OFSTED. Fletton Folly is also served by two Secondary Schools, Hampton Hargate and Hampton Garden.

Leisure and Shopping

Yaxley has a handful of small shops which will suffice for day to day needs. Serpentine Green shopping centre is also nearby and offers major retail brands including Tesco, Marks and Spencer and NEXT.

Managing Agents

Seeking to improve habitats for the benefit of the local community and the wildlife it supports, **Preim** is responsible for the management and maintenance of the public open space (POS) areas at Fletton Folly. For details visit www.preim.co.uk.

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Your Safety is our Priority

As you move through any part of the development, please remain aware of areas where construction is ongoing and ensure you follow all safety signage displayed on site. If you need to cross the designated 'build line', you must be accompanied by a member of staff and wear the appropriate personal protective equipment, including a hard hat, safety boots, and a high-visibility jacket, in accordance with health and safety regulations.

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* T&Cs Apply

www.countrysidehomes.com

Fletton Folly Layout Plan



Services

All services within our development are connected to the mains and activated for residents. Gas supplied by GTC Pipelines and electricity will be supplied by Electric Networks Company, while water services will be provided by Water Networks. The broadband infrastructure is supported by both Openreach. However, other network providers may also be available. For more details, please visit the Openreach website.

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 would like to provide any feedback by emailing

Enquirysupport.nmids@vistry.co.uk

HBF Home Builders Federation ★★★★★ Customer Satisfaction 2026 Awarded for 7 consecutive years

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