

Fletton Folly Newsletter

Resident update - Summer 2026



COUNTRYSIDE
Places People Love

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 changes, to this will be communicated accordingly.

Key Dates

- 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.

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.

countrysidehomes.co.uk

Overview

When completed this development will include:

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

School Commitment

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 & 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.

Contact

If you have any queries please contact us by emailing Customer Services at Customerservice.northmidlands@vistry.co.uk or call 0116 464 8913.



Awarded for 7 consecutive years

Fletton Folly

Information for residents

Building homes, creating communities

At Countryside we build award-winning new homes at developments across the UK. We take great pride in the wide range of house styles on offer, as well as the many ways that customers can enjoy living at each location.

At Fletton Folly, we are delivering a total of 347 mixed tenure new homes. With some designated to be Affordable Homes, helping to meet a range of housing needs within the community.

Your safety is our top 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.

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.

Local Area

Fletton Folly is located in the Southern suburbs of historic Peterborough in the village of Yaxley. The development borders open fields and meadows, with footpaths on the doorstep perfect for a quiet stroll or a more vigorous days walking or cycling.

Fletton Folly will complement the local surroundings and environment perfectly and will provide a superb place to put down roots in a beautiful setting.

Please note that all dates and information provided are accurate to the best of our knowledge at the time of publication. However, timelines for completion or works may change due to factors such as weather conditions, and are therefore subject to change beyond our control.



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Images show typical Countryside Homes house types – specifications and elevations may vary.

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.



Seeking to improve habitats for the benefit of the local community and the wildlife it supports, Trustgreen is responsible for the management and maintenance of the public open space (POS) areas at Fletton Folly. For details visit trustgreen.com.



INTRODUCE A FRIEND...

and receive a

£2000

reward from us!

Bring this voucher to your nearest Countryside sales office. We'll take care of a few details and get things moving.

Speak to our sales consultants for more information