



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.

Overview

- 513 new build homes across the development.
- A mix of 2, 3 & 4 bedroom homes.
- 2 Public Open Space areas and 2 play areas.
- Some homes to have photovoltaic (PV) panels.
- All properties benefit from EV car chargers.

Site Activity

- Topping of highways to Phase 3 scheduled.
- Slutchers Lane improvement works to commence following approval by Warrington Highways Authority.
- LEAP play area and attenuation basin to be provided in southeast corner of the development is planned to be completed by end of March 2026.

Drainage

- The surface water discharges into the River Mersey, which is covered via a fee to be collected by Trustgreen.
- Foul water discharges into the existing United Utilities network via the on-site pump station, which is to be adopted by Icosa Water Ltd.
- Minor works to the pump station are required and to limit the disruption to residents, will be scheduled to commence alongside the new footpath installation to Slutchers Lane. This will be coordinated with residents via a letter drop.

Timeline

- Footpath resurfacing to Slutchers Lane (Phase 2 side) is planned to commence in Spring 2026 in line with approvals by Warrington Borough Council.
- Footpath/cycle link is now open and connects Weston Park Drive to the adjacent Centre Park development.
- Sewer remedials required – proposed works will be arranged via letter drop.
- Play area to south-eastern corner is planned for Spring 2026.

Managing agent

- Trustgreen have been appointed on behalf of Countryside Homes to maintain the soft landscaped/Public Open Space areas of the Rivers Edge development.
- Maintenance has commenced, with TrustGreen due to take handover of remaining POS areas as the site progresses and completes.

Ecology

- There will be a badger foraging area along the southern boundary with approved fencing to be installed.



Development layout plan

RIVERS EDGE

Warrington

THE ESK	2 Bedroom home (750sqft)
THE LONGBROOK	2 Bedroom home (810sqft)
THE LEA	3 Bedroom home (920sqft)
THE NEW ASHBOROUGH	3 Bedroom home (910sqft)
THE BUTCH	2 Bedroom home (1050sqft)
THE NEW STAMFORD	2 Bedroom home (1050sqft)
THE NEW VALTON	2 Bedroom home (1050sqft)
THE FLOSS	2 Bedroom home (1100sqft)
THE FLOSS FCT	3 Bedroom home (1150sqft)

THE ASH	2 Bedroom home (1020sqft)
THE NEW CALDER	2 Bedroom home (1040sqft)
THE LYNNSTON	4 Bedroom home (1210sqft)
THE DENE	2 Bedroom home (1260sqft)
THE CASHMAM	1 Bedroom home (1310sqft)

PRE-SOLD	
	2 bedroom
	3 bedroom
	4 bedroom



How will the development benefit the local community?

Rivers Edge will also support the local community by contributing £700,000 towards:

- S106 contributions, comprising of:
- £300,000 contribution to local education.
- £300,000 contribution to public transport.
- £100,000 health contribution.

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:

riversedge@countrysidehomes.com



COUNTRYSIDE
Homes