

# DEVELOPMENT UPDATE

# SHERFORD, PLYMOUTH



## 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

We are in the process of constructing 259 new homes, of which 165 will be affordable. When completed, the wider Sherford site will also provide:

- Approximately 5,500 new homes
- Greens spaces spread throughout the development
- A new town centre, with shops and facilities
- New primary & secondary schools
- A 500-acre Country Park
- New sports pitches
- A new business park
- The first occupied homes at Countryside Sherford are anticipated for Winter 2025/26

### Site Activity:

- We are currently in line with our anticipated program.
- Parcels 17, 18, 19 and 20 all super structures underway. Parcels 23 & 24 are now all complete.
- Open spaces on parcel 23 and 24 are complete, with parcel 17 anticipated to start in April 2026.

### Specific item:

- Piling works are underway, with expected completion in April 2026.
- First handovers completed in Q3 2025.



## Timeline

- The first completions took place in Autumn 2025.
- This parcel of works consists of 259 mixed tenure plots programmed to be completed by the end of Q3 2027.
- The Peregrine Show Home launched in Autumn 2025. With a Wagtail Show Home due to be completed in Q4.
- Roads and footways are to be completed in line with plot occupations. The highways road adoption process is in progress.
- Open space area adjacent to Taylor Wimpey on 1b is expected to open in Autumn 2026.

## Managing Agent

The managing Agent for Sherford is Trinity Estates for parcel and Firstport manages the estate. Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice by entering into a formal management agreement with the company and being accountable for delivering all agreed services.
- Carrying out health & safety and fire risk assessments.
- Organising contracts (such as grounds maintenance)

Each phase of development will be handed to Trinity Estates 6 months from the final home completing.

## Ecology

- Within the development itself, bat and bird boxes will be installed to provide a habitat for these species within the built environment.
- Hedgehog highways will also be created by providing hedgehog holes within boundary fences.

The Wider Sherford Development will provide, when complete:

- A Country Park with wetlands, grassland & wildflower meadow habitats.
- Wildlife corridors have been established throughout the development to maintain habitat connectivity for a number of species.
- Sensitive lighting design will be provided to preserve dark habitats for bats and strategically placed wildlife crossings.
- Enhanced Woodland areas.

## Services

- The initial billing of Gas and Electric will be through British Gas.
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated.
- Water billing mains water supply will be billed through South West Water.
- Virgin Media is also available.



This plan 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 will the development benefit the local community?

Sherford will also support the local community by contributing towards:

- 'Major Works' Contributions to the council so far totalling £4.5 million
- £300,000 contribution towards the North Elburton Cycle Connection
- £175,000 contribution towards the Saltram Links
- £500,000 contribution towards local recycling facilities
- New primary and secondary schools
- New Doctors Surgery
- 500 acre Country Park
- New Town Centre, including shops and other facilities
- New play parks, a skate park and outdoor sports pitches

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:

[sherford.sales@countrysidehomes.com](mailto:sherford.sales@countrysidehomes.com)



**COUNTRYSIDE**  
Homes