



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

Site activity:

- We are currently in line with our anticipated program.
- Currently looking to complete site earlier than expected
- Parcels 23 & 24 all super structures underway
- Open space areas are being put in where possible

Specific item:

- Piling works starting July 2025.
- First handovers expected Q4 2025.

The first occupied homes at Countryside Sherford are anticipated for Winter 2025/26.

Timeline

- The first completions expected in Winter 2025.
- This parcel of works consists of 259 mixed tenure plots programmed to be completed by the end of q1 2027.
- The new Peregrine Show Home is due to be launched in Autumn/ Winter 2025.
- Roads and footways are to be completed in line with plot occupations. The highways road adoption process is in progress.

Managing Agent

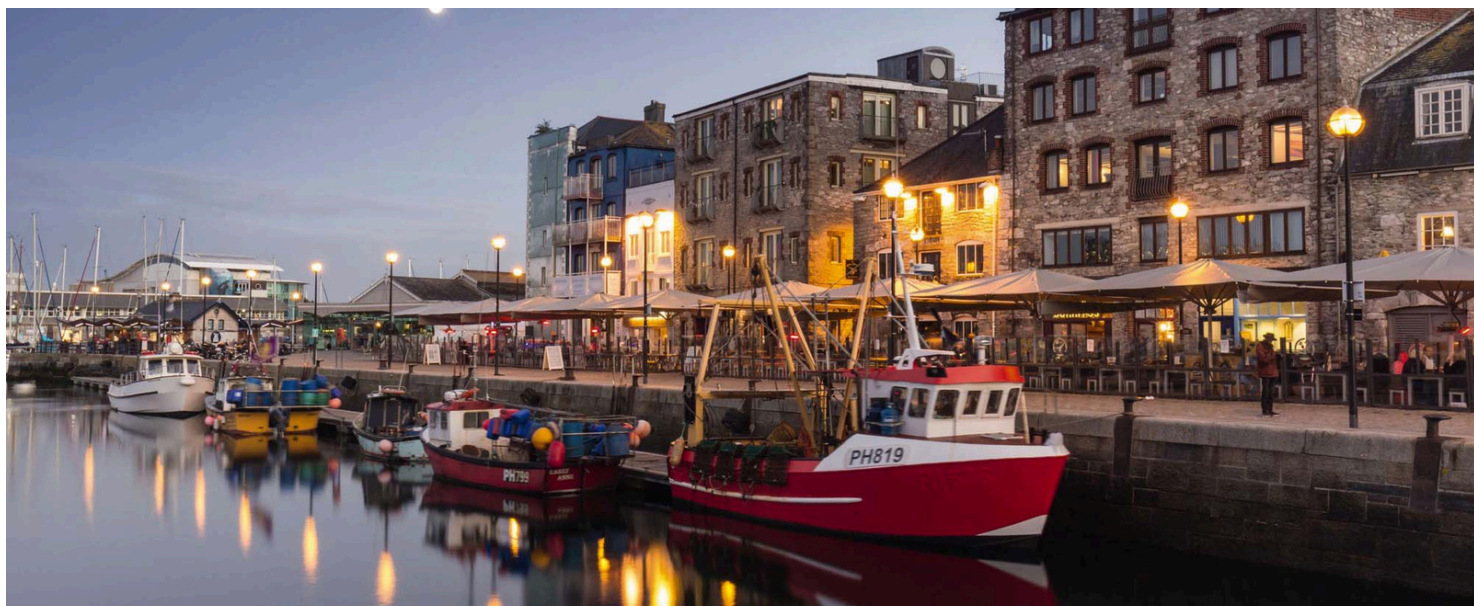
The managing Agent for Sherford is Trinity Estates for parcel and Firstport manages the estate. Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice signing a contract with and being accountable to company.
- 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 meadows 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

2 bedroom homes

- The Guillemot
- The Fulmar

3 bedroom homes

- The Jackdaw
- The Kingfisher
- The Kittiwake
- The Peregrine
- The Wagtail

4 bedroom homes

- The Plover
- The Sandpiper

5 bedroom homes

- The Woodlark

Pre-sold homes

- 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes



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



COUNTRYSIDE
Homes