Base @ Newhall
Development Update

COUNTRYSIDE
Homes

July 2026 Issue



Welcome to the latest development update for Base at Newhall, a new quarterly newsletter that we will use to provide updates and information on progress across the development.

Overview

Countryside Homes (part of Vistry Group) is currently building the third phase of development at Newhall, including private for sale, private rental and affordable homes.

The final phase consists of 407 homes, and upon completion will include a Play Area to the North of Base 4 and Sports Pitches, a Sports Pavilion and two further play areas North of Kennels Lane.

In total, the whole of Newhall will provide up to 1637 new homes.

Site Activity

- The final residents moved into Base3 in March 2026
- The Open Space in the center of Base3 is due for completion in Summer 2026, subject to final inspections and will include a children's play park.
- We have been successfully handing over residential landscaped areas to the Estate throughout the end of 2025, and this is continuing in 2026 to ensure a consistent and maintained environment for residents.
- Base4 launched in Q4 2025. We have 42 private homes on this phase comprising of 3- and 4-bedroom houses. There are 134 homes in total across the phase including 60 Private Rental and 32 Affordable homes.

Timeline

- The Show homes and marketing suite will remain at the forefront of the development on North Square.
- Road & Drainage adoptions are being progressed, working with the landowners and Essex County Council. Due to the complexity and connectivity of these networks this may take some years to be fully adopted.
- Base 4 is well into construction with the first homes due to be completed in Q2 2026.

Newhall Restrictive Covenants

There are certain day-to-day 'household issues' associated with communal living. These are known as Restrictive Covenants and are written into your Lease or Transfer Document, forming a Legal Contract between you and Newhall Projects Limited. They are designed to avoid inconvenience and disturbance to residents and to ensure that the estate looks its best, and is a pleasant place to live, for the benefit of all.

We would kindly ask all residents to adhere to these requirements

These are managed by the Newhall Estate (Stiles Harold Williams) the main issues covered are:

- Noise/Nuisance
- Television equipment/aerials
- Windows
- Signage/Notices
- Private Rear Gardens
- Front Gardens
- Walls, Fences and Other Boundary Delineations
- Alterations
- External Decoration
- Outbuildings
- Refuse
- Bulky Collections/Fly Tipping
- Balconies
- Use of your Property
- Use of Vehicles at Newhall – Access and Parking
- Public Open Space

Newhall Community Centre

The Newhall Community Centre is an exciting new addition to the area, currently under construction and set to become a vibrant hub for residents. Designed by the renowned Barbara Weiss Architects, the centre will feature a stunning blend of modern functionality and heritage preservation. A key highlight of the project is the transformation of a historic barn into an oak-framed community hall, alongside new reception and WC facilities and the integration of the old dairy building.

Once completed and commissioned, the Newhall Community Centre will be available for residents to book for a variety of uses, from events to community gatherings.

Local Facilities

- David Lloyd has now opened a new Health & Fitness, racquet club on Harlow Innovation Park. This provides another amenity for residents to enjoy.
- Newhall Farmers Market is returned on the 8th of February 2026 providing fresh produce and crafts.
- A new Central Connect Bus Route 27 has been introduced linking key areas across Harlow including Marks Hall/Minchin Road, Newhall (Maypole Boulevard/Enterprise Park) with the town centre and the hospital.
- Local residents and Newhall Projects are working together to install Little Free Libraries in the development. This is a work in progress, and they are due to be located in Oaklands Park and the new Community Centre once this is complete.

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: **CustomerService.CentralHomeCounties@vistry.co.uk** . For out of hours emergencies, please call **01279 972641**

COUNTRYSIDE Homes

BASE4



3 BEDROOM HOMES

- THE AURELIA
- THE SILVA

4 BEDROOM HOMES

- THE AVIS
- THE BYFORD
- THE FLORA
- THE JUNIPER
- THE LACUS
- THE TEMPLUM

PRE-SOLD HOMES

- 1 & 2 BEDROOM APARTMENTS
- 2 BEDROOM HOMES
- 3 BEDROOM HOMES
- 4 BEDROOM HOMES

All travel times taken from google.com/maps

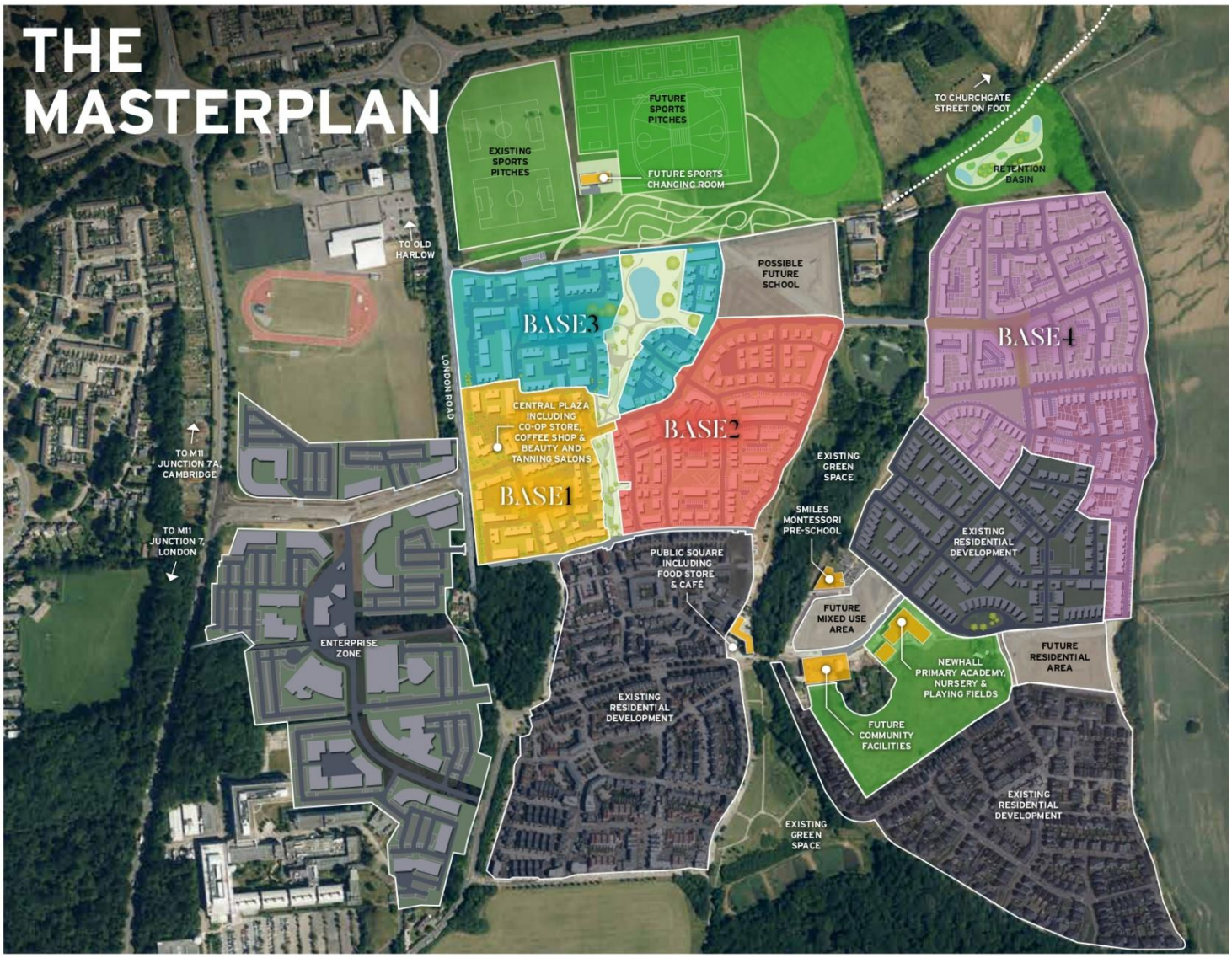
This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details. October 2025.

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Wider Development Plan



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How will Base, Newhall benefit the Local Community?

Countryside will also support the local community through S106 contributions by contributing over £11m towards:

- Allotments
- Public Art Contributions (£200K)
- Main road through the Enterprise Zone
- Off-site Highway Improvements
- Existing Primary School
- Playing Fields & changing facilities
- Play areas within the overall development





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