

Base @ Newhall Development update

Issue 1 – August 2025



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, consisting of 115 homes, including private for sale and affordable homes.

Base 4 consists of 407 homes: 250 private for sale, 105 PRS with Long Harbour/ Way of Life and 62 Affordable Shared Ownership homes with Sage Homes.

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

Site activity

- The first completions on the new phase of Base3 were handed over to Private Rental provider, Simple Life in December 2024.
- The Open Space in the center of Base3 is due for completion Q4 2025.
- Newhall Projects with assistance from our site team have installed an automated duck feeder next to Newhall Lake. We hope this enriches the lives of our residents and local wildlife.
- Phase 2 of Base3 launched in Q4 2024. We have 10 private tenure homes on this phase comprising of 3- and 4-bedroom homes. There are 61 homes in total across the phase with 51 PRS plots.

Timeline

- The first occupations of Base I took place in October 2018, with completions anticipated until Spring/Summer 2025.
- The Show homes and marketing suite will remain at the forefront of the development on North Square, when we launch the final phase of Base at Newhall later in 2025.
- 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.
- Enabling & Infrastructure works started on Base 4 in Q1 2025, with the first homes due to be completed in 2026.

Newhall Residents Association

- 1637 homes are planned for the development. From the beginning, the Newhall Residents' Association was legally incorporated, and, in time, the Association will have a role in the management of the Newhall.
- At present, Newhall Projects Limited controls the Residents' Association, acting on behalf of the community as a whole. When formed, the Newhall Residents' Association will be the focal point of the community. As a corporate body, it will have important responsibilities for the running of the estate in perpetuity.
- Officers of the Company will consist of three professional consultant members, appointed by Newhall Projects Limited, and six homeowners, who will be nominated by their neighbours to join as committee members of the Association and to work with the Council of Management.
- Role of Newhall Residents Man Co Ltd (Countryside): Eventually all private common areas, parking courts and apartment block freehold interest will be transferred to the Newhall Residents Man Co Ltd. This will be managed by appointed directors and residents.

Open Spaces

- Base at Newhall is surrounded by green open space, which forms approximately 40% of the original farmland; you will never be more than 60 meters from parkland and greenery.
- There are currently two play areas located on St Nicholas Green and one on New Pond Street. We envisage a further four will be constructed during the next few years.
- Newhall's layout is perfect for leisurely strolls and cycle rides, too, while new onsite sports facilities are being developed for all residents to enjoy.
- Then Public Realm areas and open space across Base 1 have been handed over to the Estate as has 50% of Base 2 which is undergoing further remedial planting this Spring prior to this being adopted.

Local facilities

- David Lloyd have started Construction on a new health & fitness, racquet club on Harlow Innovation Park. These works have started, and it is expected to open in Winter 2025.
- New Ground Café- New Pond Street
- Co-op Food Store- North Square
- Coffee Base- North Square
- Mitchell Caroline, Hairdressers- Pitchway
- The Food Store- The Chase
- Smiles Montessori, Nursery- Forge Lane
- Newhall Primary Academy- Round House Way
- Mark Hall Academy- First Avenue, Harlow

MASTERPLAN

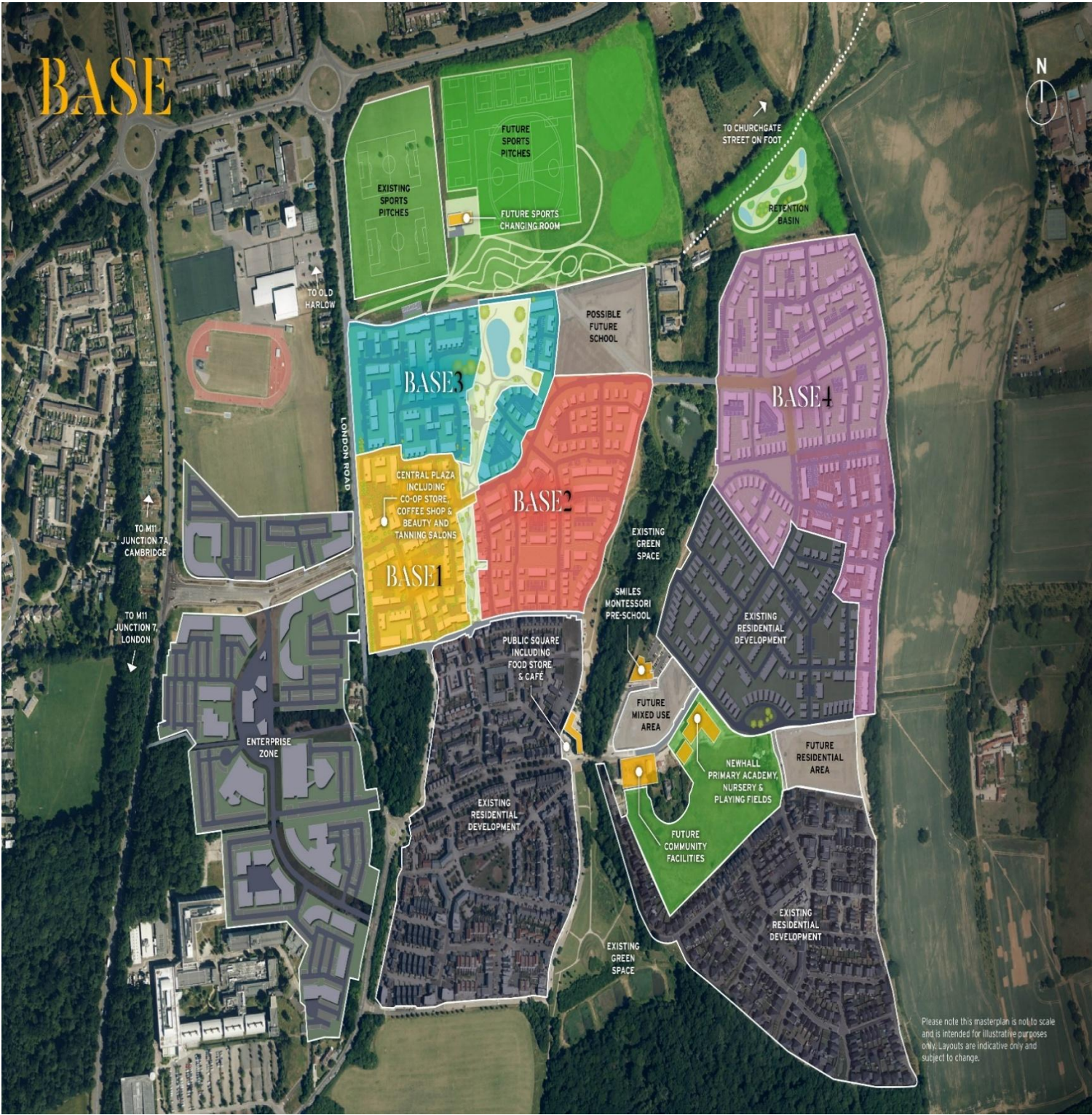


All travel times taken from google.com/maps
This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.
Dwellings and materials may vary from those 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, November 2024.



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Wider Development Plan



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



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



COUNTRYSIDE
Homes