

Base @ Newhall

Development update

Issue 1 – January 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 second Phase of development at Newhall, consisting of 115 homes, including private for sale and affordable 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 centre 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.
- The new phase of Base3 has recently launched and is now selling. 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 1 took place in October 2018, with completions anticipated until Spring/Summer 2025.
- The Show homes and marketing suite will remain just off Barnfield Way, where we are currently selling homes available on Base 1 & 3.
- 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 are due to start on Base 4 in Q1 2025, with the first homes due to be completed in 2026. The Sales Launch for this phase is due in late 2025.

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.

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 has had planning approval granted to build 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

HARLOW TOWN CENTRE 7 mins
M1 JUNCTION 7A 10 mins

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FUTURE RESIDENTIAL DEVELOPMENT

Current phase

BASE 2

1 BEDROOM HOMES

- THE LOCUS APARTMENTS
- THE ZEST APARTMENTS
- THE NOVA APARTMENTS
- THE ZEAL APARTMENTS
- THE LUCIA

2 BEDROOM HOMES

- THE LOCUS APARTMENTS
- THE ZEST APARTMENTS
- THE NOVA APARTMENTS
- THE ZEAL APARTMENTS
- THE LUCIA

3 BEDROOM HOMES

- THE ATTICUS
- THE AURELIA
- THE ESSENCE
- THE SALVA

4 BEDROOM HOMES

- THE ADAMO
- THE AVIS
- THE BYFORD
- THE LOCKMAN
- THE ROSALIA
- THE VIRIDI

PRE-SOLD HOMES

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

BIN AND CYCLE STORE

Previous phase

BASE 1

BASE 2

MIRABELL PROPERTY AGENCY
8 MARKET STREET
HARLOW CM20 9JN
TEL: 01279 611111
WWW.MIRABELLPROPERTYAGENCY.CO.UK

All layout times taken from google.com/maps

NEW HOMES QUALITY CODE

NEVERLY PRIMARY ACADEMY & NURSERY @ 07:00am
DAVE'S MONTESSORI PRE-SCHOOL @ 8:00am
CAFE & SHOP @ 9:00am

COMPLETED PHASE

HARLOW TOWN CENTRE @ 7:00am
MILL JUNCTION TS @ 8:00am

NORTH COAST LANE
OLD DAVE LANE
SILVER DOWNS LANE
CARTERS LANE
KEWELL LANE

BASE3 SITE PLAN

1 BEDROOM HOMES

- THE LOCUS APARTMENTS
- THE ZEST APARTMENTS
- THE NOVA APARTMENTS
- THE ZEAL APARTMENTS
- THE LUCIA

2 BEDROOM HOMES

- THE LOCUS APARTMENTS
- THE ZEST APARTMENTS
- THE NOVA APARTMENTS
- THE ZEAL APARTMENTS
- THE LUCIA

3 BEDROOM HOMES

- THE ATTICUS
- THE AURELIA
- THE ESSENCE
- THE SILVA

4 BEDROOM HOMES

- THE ADAMO
- THE AVIS
- THE BYFORD
- THE LOCKMAN
- THE ROSALIA
- THE VIRIDI

PRE- SOLD HOMES

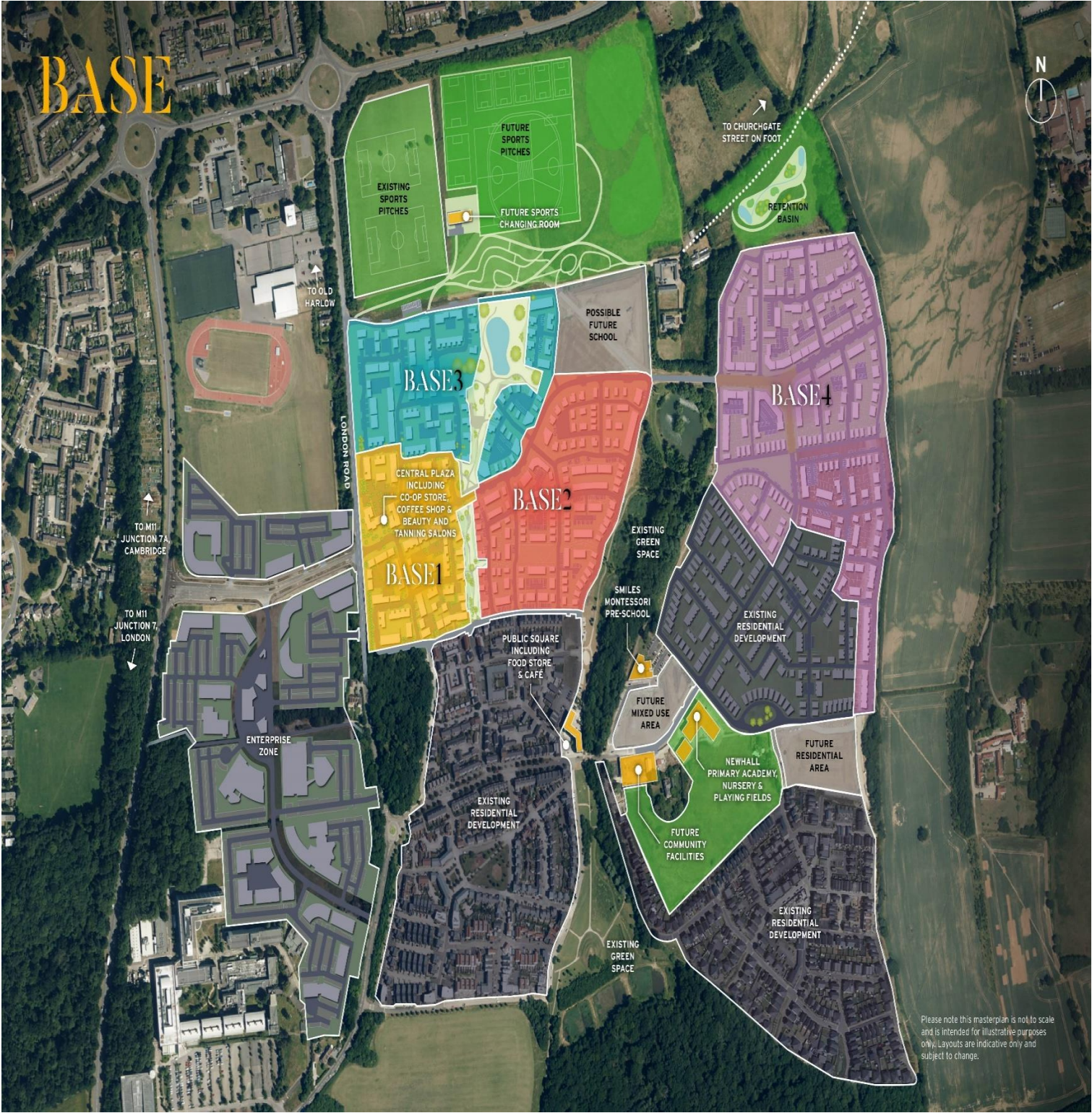
- 1 & 2 BEDROOM APARTMENTS
- 1 BEDROOM HOMES
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- 3 BEDROOM HOMES
- 4 BEDROOM HOMES

BIN AND CYCLE STORE

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.

Wider Development Plan



How will Base at 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 **01992 367 859** and select the relevant option.



COUNTRYSIDE
Homes

