

Westcombe Park Development Update

Issue 11 | [Spring 26]



Welcome to the latest development update for Westcombe Park where we provide you with information about progress on-site and let you know what's in store across the development.

About Westcombe Park

Countryside's Westcombe Park Phase 1 consists of 160 homes and associated open space, whilst Phase 2 will total 234 units. Phase 3 will provide a further 104 homes.

When complete, Westcombe Park will provide over 1,000 new dwellings meeting local demand for quality new homes and creating a vibrant and integrated community.

Site activity

- Constructions works are now complete on Phase 1 and all 160 units have legally completed as of March 2026. This includes Private Sale, Private Rental and Affordable occupations.
- Phase 2 commenced in April 2024 and construction is progressing nicely. We now have our first units build complete on the phase with more due to be released over the coming months. As of the end of March 2026, we currently have 105 completions on this phase.
- We are delighted to announce that Phase 3 is now underway, having started in May 2025 with the aim of being build complete Spring 2027. The first private units are now available as of March 2026.



 <p>New community facilities</p>	 <p>Proposed new primary school and nursery</p>	 <p>New parks, play areas, sports pitches and allotments</p>	 <p>New relief road, footpaths and cycleways</p>
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Opening hours

Mon	10am – 5pm	Tue	10am – 5pm	Wed	10am – 5pm	Thu	10am – 5pm
Fri	10am – 5pm	Sat	10am – 5pm	Sun	10am – 5pm		

Managing agent

- A Management Company called The Land Trust has been contracted for your development to manage areas of the development and some parts of its buildings, where ownership of those areas is not transferred to the residents directly. You will be responsible for the maintenance of your home and any land conveyed to you, whilst the Management Company will maintain any areas which are not conveyed to any purchaser. These are communal areas for the benefit of residents and therefore must be held in a separate entity.
- The Land Trust is a British charity, which owns or manages open spaces restored from derelict land for public benefit. Its vision is "to improve the quality of people's lives by creating sustainable, high quality green spaces that deliver environmental, social and economic benefits". The Land Trust owns or manages more than 2,000 hectares (4,900 acres) in more than 50 spaces in England and is developing projects in Scotland.
- Westcombe Park is spread out over several distinct areas, each including public green spaces, tree-lined streets and landscaping that contribute to the overall character of this brand-new garden suburb. The areas which are planned to fall to the Land Trust to manage and maintain include the Public Open Spaces, the attenuation pond, play equipment and footpaths.

Upcoming Handovers

- As of the 1st September 2025, the first areas have been handed over to The Land Trust for management. The below plan details these areas in Green with future areas in Orange. The Land Trust will also be taking over ownership of areas within the Parcels themselves over the coming months.

Contact details

The Land Trust

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Birchwood, Warrington, WA3 7GB

Telephone

+44 (0)1925 852005

Email

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KEY

- Managed space
- Pond
- Future managed space



Land Trust
Residential Services

Opening hours

Mon	10am – 5pm	Tue	10am – 5pm	Wed	10am – 5pm	Thu	10am – 5pm
Fri	10am – 5pm	Sat	10am – 5pm	Sun	10am – 5pm		

Phase 2 Development layout plan

WESTCOMBE PARK

Maldon

2 Bedroom Homes

The Brambling
Homes: 170, 219, 230, 257, 262, 263, 265, 266, 268, 269, 293, 294, 374, 375, 376, 377, 378, 379, 380, 381, 383 & 384

The Osprey
Home: 258

3 Bedroom Homes

The Blythe
Homes: 204, 214, 227, 228, 241, 289 & 291

The Chaffinch
Homes: 171, 218, 246, 251, 252, 256, 260, 261, 292, 295, 362, 363, 382, 386 & 387

The Kittiwake
Homes: 161, 176, 215, 229, 247, 259, 270, 298, 364 & 369

The Kite
Homes: 172, 173, 174, 175, 197, 198, 342 & 343

The Lapwing
Homes: 194, 220, 248 & 385

4 Bedroom Homes

The Robin
Homes: 238, 242, 249, 253, 264, 303 & 394

The Wagtail
Homes: 283, 284, 285, 286, 287, 288, 321, 322, 323, 324, 325, 326, 327 & 328

The Pochard
Homes: 201, 211, 212, 213, 221, 223, 250, 254, 344 & 388

The Sparrow
Homes: 202, 203, 222, 225, 239, 290 & 393

The Shearwater
Homes: 210 & 224

5 Bedroom Homes

The Yellowhammer
Homes: 216, 217, 226, 240 & 255

Pre-sold homes



Key

V - Visitor parking
S/S - Sub-Station
BCP - Bin Collection Point

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and hours of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plans. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production, February 2025.



How will the development benefit the local community?

Countryside has made some significant financial contributions towards education, healthcare, allotments, a sports hub, delivery of youth facilities along with wider infrastructure works.

Westcombe Park also benefits the local community through the provision of a school, two nurseries, a care home, an extra care facility, local centre and medical centre.

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:

Westcombepark@countrysidehomes.com



COUNTRYSIDE
Homes