Westcombe Park
Development Update

COUNTRYSIDE Homes

Issue 12 | [Summer 2026]





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

- Works are now complete on Phase 1, and the site is fully sold and occupied.
- Phase 2 is progressing nicely, with more than half of the site now occupied. As of the end of July 2026, we currently have 136 completions on this phase.
- We are delighted to announce that the first of our 51 units on Phase 3 are now released for sale. Please do speak to our sales consultants who will be more than happy to provide you with more information.



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

N

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 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 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

Phase 3 Development layout plan

2 Bedroom Homes

- The Cedar
  Homes: 395, 396, 419, 420, 422, 423
- The Holly
  Homes: 398, 399, 406, 407, 428, 429, 430, 431, 432, 444, 445, 446, 447, 448, 449

3 Bedroom Homes

- The Cypress
  Homes: 400, 403, 408, 409, 417, 424, 425, 427, 496, 498
- The Spruce
  Homes: 397, 410, 418

4 Bedroom Homes

- The Aspen
  Homes: 405, 411, 491, 497
- The Briar
  Homes: 412, 413, 416, 421, 426
- The Chestnut
  Homes: 401, 402, 404, 450
- The Juniper
  Homes: 414, 415, 494, 495
- Pre-sold homes

Key

V - Visitor Parking
BCP - Bin Collection Point
CS - Cycle Store

N



The site plan shown on this page 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. Homes shown as "pre-sold" and other properties sold on the general market may not be sold to individual owner-occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production. April 2026.

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COUNTRYSIDE Homes

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. It is anticipated that the areas on Phase 1, the Spine Road and bund area along the northern part of Phase 1 are due to be handed over in Q4 of 2026.

Contact details

The Land Trust
7 Birchwood One, Dewhurst Road
Birchwood, Warrington, WA3 7GB

Telephone
+44 (0)1925 852005

Email
enquiries@thelandtrust.org.uk



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		