

Wolsey Park

Development update

Issue 9 | Spring 26



Welcome to the latest development update for Wolsey Park. We use this newsletter to provide updates and information on progress across the development, next steps and what to expect.

About Wolsey Park

Located on the western fringe of the market town of Rayleigh, Wolsey Park is an exciting new community of traditional style 2–5-bedroom houses.

Phase 2 is the second phase of three Countryside phases and the 4th over the wider development. It comprises 76 new homes and associated open space. Phase 2 is now build complete with final occupations taking place in the next few months.

Phase 3 construction works are progressing and will comprise 189 new homes, spanning two parcels either side of Wolsey Park Road.

BRAND NEW PHASE NOW AVAILABLE!

We have launched our newest and final phase at Wolsey Park. Featuring a range of 2 - 4-bedroom superb NEW homes. Don't miss your chance to be part of this established community. These homes benefit from energy efficient features, on site open space and amenities nearby.

Our marketing suite and sales consultants have now relocated to the new facilities on Phase 3 of the development. Please attend this marketing suite should you wish to speak to a member of the Sales Team.



Phase 3 Site Plan

Construction Progress

Construction works are progressing on the Southern Parcel of Phase 3 with the first occupations taking place in December 2025. This parcel will comprise 136 new homes and associated green space.

Managing Agent

- The Land Trust took on the maintenance of Wolsey Park in April 2023. They are currently responsible for the northern end of the estate which includes the verges, swales and play areas as well as the meadow areas to the West.
- All remaining areas of open space on Phase 1 were handed over to the Land Trust on the 1st June 2024.
- The Land Trust's landscape contractor at Wolsey Park is Greenscapes. They are responsible for routine maintenance such as grass cutting, hedge trimming, weeding, litter picking, emptying of litter and dog waste.
- The first areas of landscaping installed on Phase 2 have been handed over to the Land Trust. Remaining areas are still currently being maintained by Countryside's landscape contractor, MBM, up until the point of handover to the Land Trust.
- Other areas of small landscaping within the development parcels have been over to the Land Trust, residents can check which areas are under Land Trust management on the Land Trust website.



The contact details for the Land Trust are as follows:
 Phone: +44 (0)1925 852005
 Email: enquiries@thelandtrust.org.uk
 Website: <https://thelandtrust.org.uk/residents/>

The Wider Development



Education Site

The education site has now been formally handed over to Essex County Council who are progressing with a new SEND School which will be provided alongside a new early year's facility.

Doctor Bike Event

In October 2025, the first Doctor Bike event was held which was a great success. Over 20 residents brought along their bikes to be fixed, adjust or simply have a free safety check.

Traffic Monitoring

Annual traffic surveys are being undertaken at Wolsey Park to monitor traffic usage. You will see camera and Automatic Traffic Counters (cables on the road), which are used to record traffic volumes and traffic speeds.

So far, the vehicle movements are similar to the original projections for the development. In relation vehicle speeds on the spine road, future surveys will include an Automatic Counter in the central area of the spine road, so that actual speeds compared with the speed limit can be recorded.

Services

Electricity and Gas: British Gas

Water: Phase 1: Essex and Suffolk Water

Phase 2: Independent Water Networks Limited

Phase 3: Advanced Water Infrastructure Networks

Local authority: Rochford District Council

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:
wolseypark@countrysidehomes.com



COUNTRYSIDE
Homes