

# Hartshead View, Fitton Hill

## Development update

Issue 5 | [Summer 2025]



## Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

### Overview

The development comprises 365 new homes, across two sites. In addition, the development will provide:

- Mixed tenure including 159 Open Market plots, 97 Private for Rent and 109 Affordable homes
- All plots have Photovoltaic panels to achieve compliance with the updated Building Regulations and EV charging facilities.



Sales Office Tel: 0161 516 3435  
Email: [hartsheadview@countrysidehomes.com](mailto:hartsheadview@countrysidehomes.com)  
Opening Hours: Thursday - Monday 11am - 6pm

### Specific item – Scheduled Works on Deanshut Road

- We have received technical approval to carry out drainage diversion works on Deanshut Road adjacent to Medlock Valley Primary School. These works will be carried out during the summer school holiday to prevent any disruption, and a diversion route will be implemented through the new development to prevent any disruption to the local community.
- Road and drainage works at the junction of Tuns Road and Deanshut Road are scheduled to complete end of June 2025, which will allow for the road to be reopened.

## Timeline

- First handover on the Open Market plots took place in July 2024
- First plot handed over to Great Places was in November 2024
- First Plot handed over to Sigma was in March 2025 and we are scheduled to handover all the plots in August 2025.
- Our sales centre located just off Hill Farm Close also opened in September and is staffed Thursday – Monday 11am to 6pm.

## Site activity

- Remediation and drainage works on site have been completed.
- All roads within the site are now finished.
- Street lighting installation is currently ongoing.
- Service connections to plots are in progress, with the majority already connected.
- Efforts are being made to minimise disruption where service connections may cause inconvenience.



# Development layout plan

## HARTSHEAD VIEW

Oldham

### HARTSHEAD VIEW

Phase B

#### 2 bedroom home

Arun

#### 3 bedroom home

Bourne

Bourne SA

Hollinwood

Midford

Witham

Tyne

Dearne

Brathay

#### 4 bedroom home

Leven SA

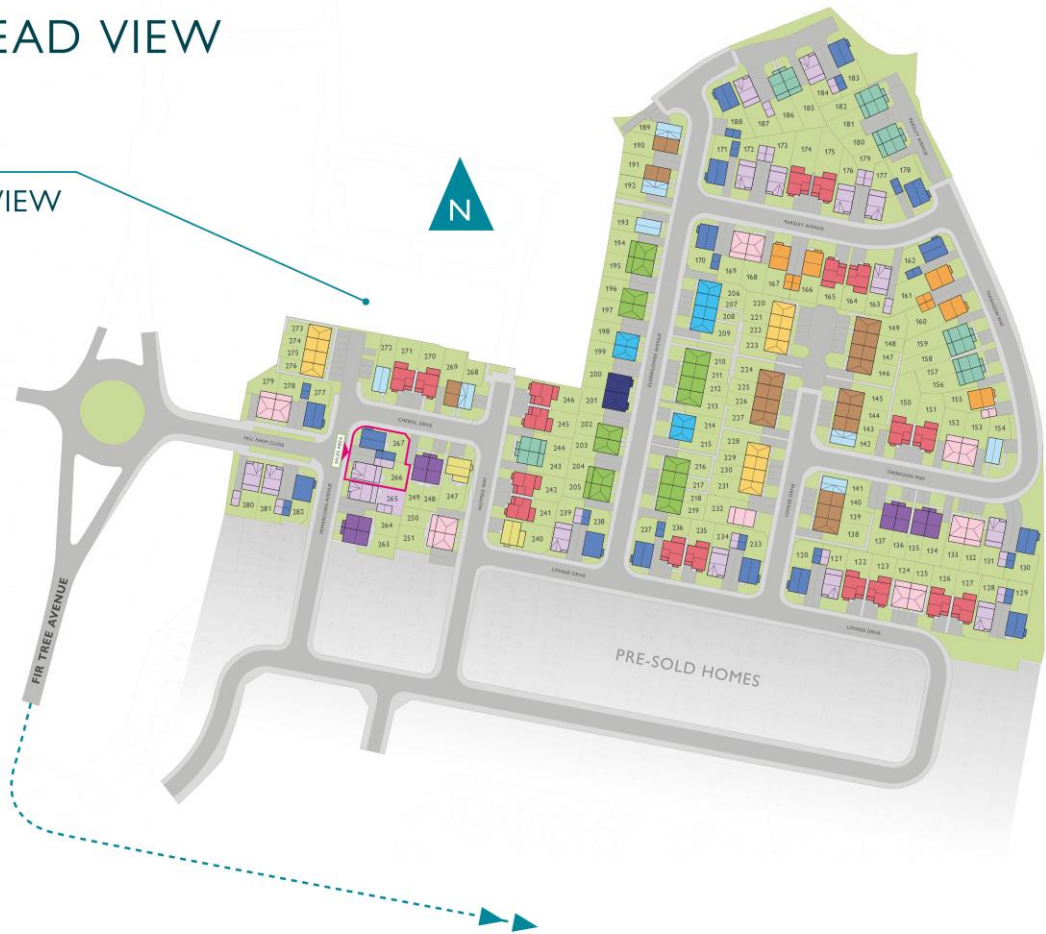
Leven

#### Pre sold

2 bedroom homes

3 bedroom homes

4 bedroom homes



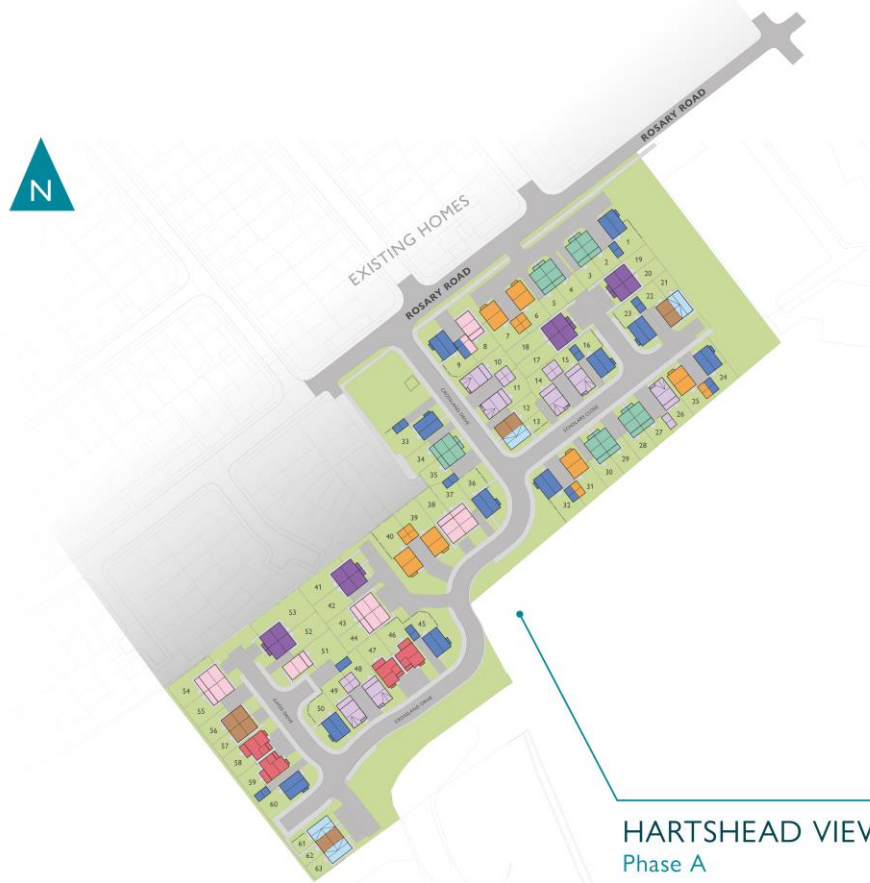
### HARTSHEAD VIEW

Phase B  
Just off Rosary Road

Approx. 2 mins drive (0.5 miles)

### HARTSHEAD VIEW

Phase A  
Just off Fir Tree Avenue



The site plan which can be found 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. 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.

HARTSHEAD VIEW  
Phase A

## Social Values



### How will the development benefit the local community?

Social Value – engagement with Medlock Valley School continues along with our partner Great Places. We have sponsored the school football team and provided new kits for them.

A crucial element of their strategy is to provide a wide range of free and widely available proactive resources to support the UK's construction workforce. The event was well attended by the workforce on Fitton Hill.

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:

[NHQC.Manchester@Vistry.co.uk](mailto:NHQC.Manchester@Vistry.co.uk)



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