

South Oxhey Central Development Update



COUNTRYSIDE
Homes

Issue 1 | [Spring 2024]



Keeping you updated

We're excited to share an update on our development, along with what you can expect from us over the coming months.

Overview

South Oxhey Central is currently in its third and final phase of construction, having already delivered over 200 homes in this phase alone. Phase 3 is providing:

- A total of 345 homes over 4.76 ha
- 19,790sqft retail and commercial space – including a Lidl, pharmacy, cafes and a beauty salon.
- Landscaped podiums for residents

In addition to c.£1.4m of contributions to improvements in education, healthcare & library facilities across the overall scheme.

Public Announcements

- Bridlington Road opened on the 2nd April. Tom Lake Way to be fully open from the 12th April.
- Pavements will begin to open from 29th March, including along St. Andrews Way, Tom Lake Way, and Bridlington Road.
- Road Closures and traffic restrictions now lifted on Oxhey Drive and Bridlington Road, following the successful carriageway resurfacing works.

Site Activity

- Final phase of construction progressing smoothly, with targeted completion by the end of 2024.
- All buildings now watertight and balconies installed.
- Last tower crane removed in January 2024.
- External work started along St. Andrews Way and Bridlington Road.
- Primary focus now on internal finishes: kitchens, bathrooms and heating.

Development Layout Plan

SOUTH
OXHEY
CENTRAL

Site Plan



P/Q 7 STOREY
1, 2 & 3 BEDROOM APARTMENTS
P = Waddington House &
Q = Buxton House

■ COMPLETED
■ FORTHCOMING
■ UNDERWAY

LIDL
Opening late 2022

Please note that the site plan is intended for illustrative purposes only.



Carpenders Park Overground Station

Station Approach

- Station Approach public area is complete. Street lighting has been provided, and we are currently working with our contractors to install additional sockets to allow for light fixtures (i.e. Christmas lights).
- New planting in all the planters and crocuses on the grass mounds.
- Bus Shelter Plexiglass has been replaced.
- New bins provided for area.

Timeline

- Sales and Marketing Suite continues to be operational at South Oxhey Central Marketing Suite 1, Station Approach, South Oxhey WD19 7DT.
- The final commercial units are now under construction and continue to be advertised, with Mark Liell Surveyors appointed as the agent.
- It is anticipated that construction across South Oxhey will be completed by December 2024.

Managing Agent

- Home Group are the managing agent, and are responsible for property management queries, including all matters related to the upkeep of the estate.



Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, so are subject to change.