

The Burrows Paddock Wood Development update

Issue 1 | Spring 2024



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

Overview of what's being built. In addition, the development will provide:

- Parcel C&D affordable apartments
- 4 play areas
- Community allotments with 20 beds
- Northern boundary with 4 attenuation basins
- Future proof provision for EV charging in all plots

Site activity

- 140 plots in traditional build from oversite to final finishes
- Phase 2 additional 60 private & HA plots comprising 2,3,4 & 5 bedroom traditional build plots in construction
- Infrastructure roads 1 & 2 up to base course tarmac
- Shared ownership 2 & 3 bedroom houses

Specific item

1 of 4 attenuation basins manages the 360 surface water drainage



Managing agent

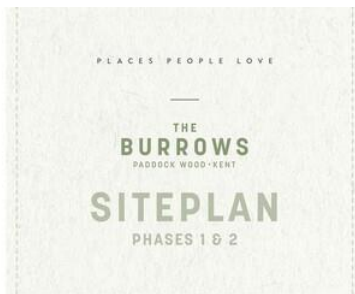
- Alexander Faulkner have been appointed managing agents for the development
- They will manage the all communal external areas including landscaping

Ecology

- Aspect Ecology have produced an ecological plan comprising of:
 - Native scrub plant
 - Woodland planting
 - Orchard restoration
 - Wetland features and wild flower grassland
- There are also numerous bird and bat boxes across the development
- Hedgehog cut outs and provisions for hibernacula's
- In excess of 2km of trim trails around the perimeter of the whole site

Services

Hyperoptic broadband proving to be very popular with new homeowners with very good upload and download speeds being recorded



Plots in phase 2 are coloured.

2 BEDROOM HOMES

- **THE STONECHAT**
Plots 209, 210, 249, 250[†], 251, 252, 253, 254, 255, 256

3 BEDROOM HOMES

- **THE LAUREL**
Plots 5[†], 6[†], 13, 14[†], 15[†], 16[†], 17[†], 25, 26, 27[†], 28, 33, 34, 35, 42[†], 43[†], 44[†], 56, 57, 58, 59[†], 60, 61[†], 64, 65, 66, 67, 68, 69, 70, 186, 189, 203, 204, 205, 206, 207, 208, 264, 265, 270, 271

- **THE ELDER**
Plots 4, 9[†], 10, 30, 31[†], 32, 36, 37, 38, 39, 40, 41, 45, 46, 53, 54[†], 55[†]

- **THE SKYLARK**
Plots 11[†], 12[†], 18[†], 20[†], 29[†], 47[†], 52, 62[†], 71[†], 72[†], 186, 187, 202, 219, 220, 221, 223, 257, 259, 263, 266, 269, 272, 273, 274, 278

4 BEDROOM HOMES

- **THE TURNSTONE**
Plots 2, 8, 22, 23[†], 24, 48, 50[†], 51, 63, 258

- **THE WOBURN**
Plots 19[†], 73, 184, 185, 222, 287, 268, 275, 277, 281, 288, 290, 291, 292, 293

- **THE HUMMINGBIRD**
Plots 276, 283, 285, 289, 295

- **THE HAWFINCH**
Plots 21, 261, 279, 282[†]

5 BEDROOM HOMES

- **THE NIGHTINGALE**
Plots 262, 280, 286, 294, 299[†], 298, 299

- **THE PEREGRINE**
Plots 1, 7[†], 49, 260, 284[†], 287, 297, 300[†]

HA HOUSING ASSOCIATION

V VISITOR PARKING

SS SUBSTATION

PS PUMPING STATION

— PHASE 1

— PHASE 2

† handed plots



These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. Size finished may vary from the illustrations. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers verify themselves by personal inspection or otherwise, as to the correctness of these particulars. The site plan is not to scale. July 2023.



How will the development benefit the local community?

- Allotments
- Play areas to include children’s activity equipment and adult fitness equipment to promote well being and fitness
- 20-bed allotments to encourage “home grown” production of seasonal fruit and vegetables

We will also be providing:

- Over 2000 metres of dedicated trim trail to appeal to local residents to enjoy the beauty of the Kent countryside

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:

theburrows@countrysidehomes.com



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