

Swan Grange, Witham St Hughs Development Newsletter

Issue 1 | Spring 2024



Keeping you updated

We wanted to provide you with this Newsletter to provide you with some general information about your development and keep you informed of recent progress and the next stages of build.

Overview:

When completed this development will include:

- 259 new build properties with a mixed tenure of Open Market, Private Rental and Affordable
- Large Open Spaces and a play area (LEAP)

Key Dates:

- Final plot handover forecast by mid-2025
- Roads and footways will be surfaced in stages as service connections to homes are completed
- Roads and sewers adoptions are forecast for November 2026
- Public Open Spaces anticipated to be opened from Spring 2025.

Site Activity:

- 79 properties currently under construction
- 83 properties already handed over
- 39 further handovers to new customers, across all tenures, forecast to take place between Apr - Jun
- Numerous crane lifts being undertaken over the next few weeks
- As nesting season has just started, we will be ensuring that any works to existing trees/vegetation on our development are undertaken with care and following consultation with our professional ecologist

Meet The Team:

Your Senior Site Manager: Rui Afonso



Over the winter period we have experienced some delays due to consistently poor weather conditions. However, with spring now upon us, our teams are looking forward to recouping some lost production time soon. The remaining plots on parcel 2B, for Longhurst Group, are completing in April and, with the road final-surfaced, external works and soft landscaping finishing in the next few weeks, the parcel is looking great. It's always exciting to be leading a team which is responsible for building a vibrant, sustainable community at pace.

Contact Details: rui.afonso@vistry.co.uk Mob: 07919 530 258

Your Sales Team:

At Countryside we pride ourselves on creating places where people love to live, with sustainable communities built to last. With excellent customer service and a 10-year New Home Warranty and insurance policy, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-star rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.

Your Customer Services Team:

We hope you are enjoying your new Countryside home and are settling into the development.

Our site team will work with you to close out any initial snags picked up during your move in and courtesy visit. Any new issues or concerns you may have with your new home should be raised with our Customer Service team at CustomerServices.NorthEastMidlands@Vistry.co.uk

For any emergency or urgent issues, please call us so we can prioritise these for you – 0116 464 8913.

As we now move into spring, take time to plan some garden care and maintenance, especially after the very wet winter we've had. Lawns love a bit of aerating and weed and feed this time of year!

Managing Agent:

- Verges and green areas are currently being maintained by Countryside. If there are any areas of the site which are not being regularly maintained, please contact your Project Manager.
- The Managing Agent, Priem, will take over the maintenance in stages as open space areas are completed. Please refer to the Preim Home Buyer Pack for further information.

Services:

- All services on our development will soon be connected to the mains and live to homes.
- Gas is supplied by and electricity are supplied by UK Power Solutions.
- Water is supplied by Anglian Water.
- Broadband is supplied by Openreach, however other networks providers are available, please refer to Openreach website for further information.

SWAN GRANGE

Witham St Hughs

3 bedroom home

- Cromford
- Foxton
- New Ashbourne
- Blyth
- Walcot
- Birkdale
- Ashop

4 bedroom home

- Dunham
- Lymington
- Woodbridge
- Bowmont
- Wellington

Pre sold

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes



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.

How is this development benefitting the local community?

This development is contributing circa £4,694,624 to the local community via:

- Community Infrastructure Contribution: £302,557
- NHS Contributions: £531,250
- Offsite Open Space Contribution: £360,000
- Open Maintenance (Inc. SUDs & Ponds): £450,000
- Primary School Education Contribution £2,480,817
- Bus Service Contribution: £570,000

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 we 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:

swangrange@countrysidehomes.com



COUNTRYSIDE
Homes