



Eastbrook Village

Issue 4 | Winter 2026



Keeping you updated

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

Overview

This development will include:

- 408 new homes.
- A range of 2, 3 & 4-bedroom homes.
- A mix of terraced, semi-detached and detached homes.
- Play area and open green space.
- Whinny brook.

Site Activity – Phase 2

- Trust Green to undertake maintenance of Whinny Brook and public open space.
- Play area to be constructed during Spring 2026.
- Phase 2 construction ongoing.
- Poverty Lane Road Works to be complete within the next year.
- Water Vole reintroduction complete.

Planning Update

Vistry and Persimmon have submitted an application to increase the number of homes sold prior to the spine road connecting School Lane and Poverty lane completion, to release phase 3. This is due to circumstances outside our control resulting in us being unable to construct the spine road.

This application can be found using the reference number: DC/2025/01351

If the application is approved at Planning, phase 3 will commence. If it is refused at Planning, Phase 3 will be stalled.

Timeline

- All Phase 1 homes are sold and occupied.
- Phase 2 is forecast to complete Summer 2026.
- The roads and sewers are complete for phase 1 and 2. Further work will be carried out during the adoption of the roads and footpaths aligning to Sefton Council's requirements.
- The works along Poverty Lane have gained approval from the Council. The works are due to commence this year.
- Whinny Brook remedial work complete.
- Water Voles (a protected species) have been released into Whinny Brook.
- Play area to be installed and open to residents within the year.



Whinny Brook (pictured)

- Whinny Brook's remedial work is complete.
- The brook's landscaping has successfully established. This is being maintained by Trust Green.

Services

The services (gas, water and electric) are complete for phase 1 of the development, which includes 125 units. Phase 2 works have begun.

Care Home - Liberty

- LNC Developments have begun construction on Liberty's care home facility on Poverty Lane.
- For more information about the development, please go onto Sefton Council's planning portal and search to view a planning application, entering the planning reference: DC/2023/02111.

Managing Agent

Trust Green will begin maintaining Whinny Brook imminently.

They will be managing the open space, play area (once installed) and Whinny Brook.

Development layout plan

EASTBROOK VILLAGE
Maghull



How will the development benefit the local community?

Eastbrook Village will support the local community by contributing over £3,300,000 towards:

- Canal contribution.
- Education contribution.
- Health contribution.
- Highway improvement contribution.
- Highways monitoring contribution.
- Public transport contribution.

Summerhill Primary School

The education contribution will fund (with Persimmon Homes' contribution) the extension of Summerhill Primary School, which has gained planning permission.

We do not currently have any further information as to when construction will begin.

However, to view plans for the development, please search the planning reference (DC/2024/00746) on Sefton Council's planning portal.

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:

eastbrookvillage@countrysidehomes.com



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