Development update

Eastbrook Village

COUNTRYSIDE Homes

Issue 5 | Summer 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 3

- Trust Green is responsible for maintenance of Whinny Brook and public open space.
- Play area to be open Summer 2026.
- Phase 2 construction to be complete July 2026.
- Phase 3 construction has commenced.
- Poverty Lane Road Works to be carried out during the school summer holidays.

Timeline

- All Phase 1 homes are sold and occupied.
- All Phase 2 homes are sold.
- Phase 3 construction has commenced, and the first homes have been released for sale.
- 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.
- Play area to be installed and open to residents Summer 2026.



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 and 2 of the development, which includes 249 units. Phase 3 works have commenced.

Care Home Construction

- LNC Developments went into administration. The care home will be constructed by another developer.
- 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 is maintaining Whinny Brook.

They will manage the open space, play area (once open) and Whinny Brook.

Development layout plan



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

COUNTRYSIDE Homes