Humberston Meadows

Development update

COUNTRYSIDE Homes

Issue 3 | Autumn / 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

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

- Phase 8 includes 71 new homes
- Phase 9 & 10 includes 108 units being built in partnership with Amplius Living.
- The development is part of a wider scheme in which POS and Play Areas are already in place.

Site Activity

- Phase 8 private sales plots 1 –12 are complete and occupied.
- Plots 13 – 16 are in final fix with completions due in 2026.
- Roads and drainage to base course complete.
- Homes built using modern timber frame construction methods meaning high quality, economical and environmentally friendly homes.

OUR 2-BED BUNGALOWS AND 4-BED DETACHED HOMES NOW AVAILABLE AT REDUCED PRICES!

Timeline

- First legal completions took place in May 2026.
- Show home and sales centre launched in February 2026. Take a tour of the 3-bedroom Dunnock show home and 2-bedroom Dunlin sales office, open Thursday – Monday, 10am – 5pm.

Managing agent

- There is no management company on this development.
- POS areas to be transferred to the Parish Council who have already taken over management over previous phases.
- Contact details should you need them are: clerk@humberstonvillagecouncil.gov.uk

Ecology

- The development will benefit from a number of eco measures including solar panels to all plots.
- Waste-water heat recovery systems.

How will the development benefit the local community?

Humberston Meadows will also support the local community by contributing:

- Education Contribution - £451,059.84
- An area of Public Open Space
- Affordable Housing – in partnership with Amplius Living who offer shared ownership, rent and rent to buy.
- Over 55's accommodation

Development layout plan

HUMBERSTON MEADOWS - PHASE 08

Humberston

2 bedroom homes

- The Goshawk
- The Curlew
- The Dunlin

3 bedroom homes

- The Dunnock
- The Eagle
- The Jackdaw
- The Kingfisher

4 bedroom homes

- The Plover



he site plan shown 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. Homes shown as "pre-sold" and other properties sold on the general market may not be sold to individual owner-occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.
Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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:

humberston.meadows@countrysidehomes.com

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