



## 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 -16 are in build.
- CML achieved on 6 plots to date.
- Build has commenced on Phase 8 plots 1 – 12.
- Roads and drainage to base course complete.
- 95 timber frames erected to phase 9 & 10 with roof coverings complete to 81 plots.
- Homes built using modern timber frame construction methods meaning high quality, economical and environmentally friendly homes.

## Timeline

- First legal completions due May 2026.
- Show home and sales centre are launched February 2026. Take a tour of the 3-bedroom Dunnock show home and 2-bedroom Dunlin sales office.

## Managing agent

- There is no management company on this development.
- POS areas to be transfers 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 Amplus 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 Dunnington
- The Eagle
- The Jackdaw
- The Kingfisher

### 4 bedroom homes

- The Plover



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](mailto:humberston.meadows@countrysidehomes.com)



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