

# The Boulevard, Middlebeck 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:

- 160 Open Market Homes
- Landscaped Open Spaces and a play area (LEAP), attenuation ponds and footpath links connecting to surrounding area and amenities.

### Key Dates:

- Final plot completion forecast by June 2024
- Final surfacing to roads and footways will be completed in stages as service connections to homes are completed
- Public Open Spaces are open around the wider development

### Site Activity:

- 154 properties completed
- Final 6 properties all under construction
- The adoptable drainage network has been installed and connected to the offsite mains network
- As nesting season has now 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: Dominic Twigg



It has been a very wet few months here at Middlebeck and this has caused some delays to External works. However, with Spring now arriving and the weather conditions likely to improve soon, we will soon be back on track. Plot handovers are on schedule, and we will continue to make every effort to keep all our customers very happy and feeling settled into their new homes as quickly as possible.

Contact Details: [dominic.twigg@vistry.co.uk](mailto:dominic.twigg@vistry.co.uk) Mob: 07749 778 007

### 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](mailto: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.

### Services:

- All services on our development are connected to the mains and live to all occupied homes.
- Gas and electricity are supplied by British Gas.
- Water is supplied by Severn Trent Water.
- Broadband is supplied by Openreach, however other networks providers are available, please refer to Openreach website for further information.

## THE BOULEVARD Middlebeck

2 bedroom home	3 bedroom home	4 bedroom home
Esk	Longford	Dunham
Longford ST	New Ashbourne	Lymington
	Blyth	Oakham
	New Stamford	Stratford
	Foss	Stratford PCT
	New Walton	
	Ashop	



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?

The Boulevard is part of the wider Middlebeck SUE (Sustainable Urban Extension) of over 3,000 homes being delivered by the experienced Master Developer Urban & Civic. Middlebeck is providing a huge range of benefits to the local community:

- 1 Primary School
- 178 acres of managed open space
- 2,900 m2 of community facilities
- 2,045,000 sq.ft of employment floor space

For further information of how development benefits the community, please visit the below:

<https://www.urbandandcivic.com/portfolio/strategic-sites/middlebeck/>

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:

[theboulevard@countrysidehomes.com](mailto:theboulevard@countrysidehomes.com)



**COUNTRYSIDE**  
Homes