

Allium Park Development update

Issue 2 | Spring 2025



Keeping you updated

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

Overview

- The Allium Park phase 1 development will deliver 220 new homes. 47 of these homes will be private homes (including custom build) and 172 will be mixed tenure/affordable homes.
- The development will benefit from extensive areas of public open space and a designated play area.
- Surface water drainage will be managed by a sustainable urban drainage system (SUDs).
- EV charging and PV panels will be provided to a number of homes to improve energy efficiency across the development.

Site activity

- Homes across the site are currently at a range of build stages from foundations through to second fix.
- Works have commenced on the S38 to the northern roundabout and are progressing.
- On site S38 works are progressing.

Timeline

- The show home and marketing suite is progressing well with an anticipated official opening in summer 2025.
- The first release of new homes took place in February and the sales team are currently selling these homes off-plan from the **Wokingham Sales Centre (RG41 1DL)** Please check the website for full details.
- The first releases of new homes are due to be build complete in the Autumn of 2025.
- The local equipped area of play (LEAP) is anticipated to be opened by the 100th occupation on the development.



Managing agent

- Vistry have appointed RMG as the Managing Agent for the development. They will look after the private roads and footpaths, as well as landscaping.
- Handovers to the management company will be staggered as and when each of the areas are completed.

Ecology

- We will be installing a range of Ecological enhancements across the development including the planting of numerous new trees and plants, as well as initiatives such as hedgehog highways which are designed to allow hedgehogs to travel through gaps in fences through the site.
- We are also carrying out a programme of installation of bird and bat boxes throughout the development.
- A number of insect hibernacula's will also be provided to further enhance ecology.

Services

All of our homes on the development are served by mains gas, electricity, water and telecommunications and broadband.

Development layout plan

ALLIUM PARK

Ripley

2 bedroom homes

 The Becker

3 bedroom homes

 The Baker

 The Globe
Custom build plots

 The Lavender
Custom build plots

 The Sapphire
Custom build plots

4 bedroom homes

 The Lutwidge

 The Regel

 The Mount


 The Ramson

 The Hatter

5 bedroom home


 The Cowley

Pre-sold homes

 1 & 2 bedroom homes

 2 bedroom homes

 3 bedroom homes

 4 bedroom homes

 hedgehog highway
 visitor space
 car club spaces
 substation
 bcp bin collection point



How will the development benefit the local community?

Allium Park will also support the local community by contributing towards:

- Open space
- Footpath and cycleway contributions
- Education facilities contributions
- Local community contributions

We will also be providing:

- Car Club scheme
- Custom Build homes
- Affordable housing
- Local transport contributions

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:

customerservice.thamesvalley@vistry.co.uk



COUNTRYSIDE
Homes