Allium Park
Development update

COUNTRYSIDE Homes

Issue 7 | Summer 2026





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 now been completed on the S278 to the northern roundabout.
- On site S38 works are progressing.
- The commencement of the Southern roundabout is due Spring/Summer 2027

Timeline

- The show home and marketing suite are scheduled to launch on Saturday 21st and Sunday 22nd February 2026.
- Homes are already available to purchase - please visit our website for full details.
- Please check the website for full opening hours.
- The local equipped area of play (LEAP) is expected to open by the time the development reaches its 100th occupation.

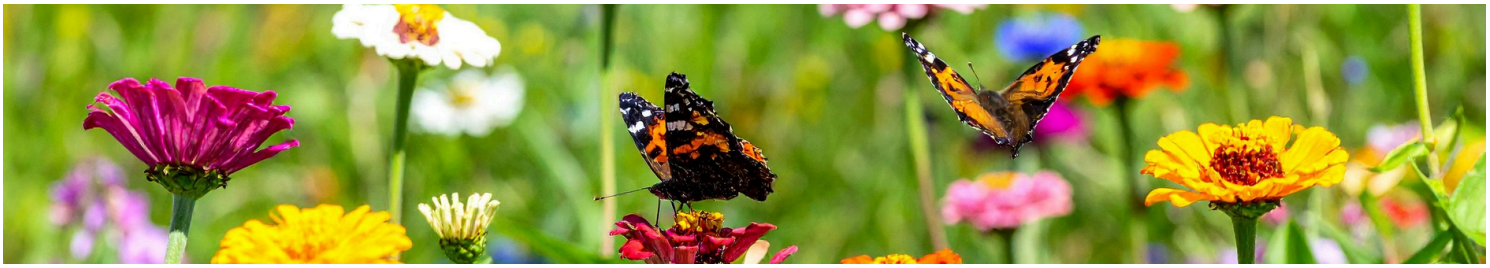


Managing agent

- 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.

ALLIUM PARK
Ripley

Development layout plan

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

H hedgehog highway
v visitor space
cc car club spaces
ss 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