

Oakhurst at Brookleigh

Development update

Issue 2 | Winter 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

Oakhurst at Brookleigh will be bringing to the local community:

- A mixed tenure of 178 homes in production.
- A tenure of 51 affordable units, 66 PRS units and 61 private units.
- 2 traditional blocks and 1 timber frame block
- 1 LEAP play area in the northern section of the development
- 1 attenuation basin to the north

Site activity

- Handovers continue with our partners and occupations have commenced, residents are now living on the development.
- All timber frames programmed in for this year have been erected.
- External brickwork envelope and finishing works continue as planned.
- Second fix and internal works continue within plots.
- One of three block of flats is completed and being snagged in conjunction with our partners. The balance of the two blocks are being seconded fixed and decorated.

Timeline

- Our show homes are open and accepting bookings and walk in visits. Come and visit our friendly sales team who can provide information on plots for sale.
- Occupations started and will continue to the end of the year.
- Handover of block 9 and block 11 planned before Christmas providing a mixture of 19 shared ownership and rented flats.
- Eastbridge Ave road opening planned for the end of the year, providing a link from Isaacs lane to Maple drive
- Phase 3 of the development due to commence early 2026.

Ecology

- There are a range of ecological enhancements across the development including initiatives such as hedgehog highways that are designed to allow hedgehogs to travel through gaps in the fences through the site.
- Swift bricks will be installed in plots to the north of the development encouraging nesting



Managing agent

- Vistry have appointed Firstport as Managing Agent responsible for the upkeep of the development.
- Phase 1 handed over
- Phase 2 in production yet to be handed over
- Phase 3 yet to commence

Services

Site substation is live and feeding on site plots and blocks.

Mains lay continue as works progress across site.



Construction layout is currently going through some minor layout changes.

This plan 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.

Oakhurst at Brookleigh will support the local community as follows:

- Pedestrian and cycling routes will be established to link the existing town with the new development, ensuring seamless connectivity for both current and future residents.
- A range of open spaces will be integrated, promoting biodiversity while also addressing the community's recreational, health, and well-being needs

We will also be providing:

- A Multi-Use Games Area (MUGA) has been constructed at the front of the site (next to phase 1)
- A Local Equipped Area for Play (LEAP) will be provided as an outdoor play space for children.

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:

oakhurst@countrysidehomes.com



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