

Manor Woods Development update

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Keeping you updated

Now all the homes are almost sold, we wanted to provide you with an update so you're aware of the final stages as we hand the development over to the managing agent and the roads are adopted.

Overview

The development will include:

- 225 new build homes including 79 Affordable units
- Local Equipment Area for Play and Neighbourhood Equipped Area for Play
- Attenuation basin and pumping station
- EV charging points to open market homes

Site activity

- All homes are now built complete on site
- Landscaping works is currently being undertaken around the Local Equipment Area for Play (LEAP) and the Neighbourhood Equipped Area for Play (NEAP).

Services

- All services are installed and complete

Ecology

- 327 trees planted with 29 different species
- 89 different species of shrubs, hedges & herbaceous planted on site
- 5 tree-mounted bird boxes
- 9 integral bat boxes, 9 sparrow terraces and 9 integral Swift nesting bricks
- 3 dead wood log piles

Development layout plan



How will the development benefit the local community?

Manor Woods will also support the local community by contributing over £754,984 towards:

- Educational contribution - £610,984.00
- Highway contribution - £102,000.00
- Travel plan contribution - £40,000.00
- Traffic Regulation Order contribution - £2,000.00

Managing agent

- The Managing Agent for the development is RMG.
- As appointed Managing Agent, some of their duties include engaging and communicating with residents, maintaining the Estate of Manor Woods and efficiently arranging any repairs required.
- The Service Charge includes Public Liability Insurance, Grounds Maintenance, Management Fees, Health & Safety Inspection, Reserve Funds, Company Secretary, Minor Repairs, Audit & Accountancy Fees.

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:

manorwoods@countrysidehomes.com



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