



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

Summary of what's being built:

- 305 homes across the whole development with 105 by Linden Homes.
- Out of the 105 Linden Homes, 33 are for open market sale, 41 for shared ownership and 31 for affordable rent.
- Public Open Space and play area.
- Attenuation basins
- EV charging to all plots
- Photovoltaic panels.

Site activity

- Works are completed to the main entrance into the development.
- All roads and sewers are complete.
- All foundations and piling works are complete with several homes at various stages of build.
- Works are continuing on the wider development.
- Linden Homes show home has now opened. Please see website for opening times.
- Several affordable and shared ownership plots have been handed over to Onward Homes at the end of March with more to follow as the year progresses.

Timeline



- Occupations continue to take place on the wider development.
- First Affordable completions by Linden Homes took place at the end of March 2025.
- Sales centre is in place and now open. The marketing suite can be accessed via the main site entrance facing London Road.
- Construction of roads and sewers are complete across the Linden Homes site.
- Construction of all the foundations and piling works are complete across the Linden Homes site.
- Installation of mains services across the site is ongoing.
- Soft and hard landscaping to plots and along the streets has commenced and will be completed prior to handover of adjacent units.
- Gaw End Lane stopping up and diversion has been completed.

Ecology

- Planting of new trees within the Public Open Spaces will contribute towards forming new habitats for birds and other wildlife.
- Introduction of bird and bat boxes will help aid in the conservation of nocturnal creatures, playing a vital role in maintaining a balanced urban ecology



Managing agent

- Trust Green will be appointed as the Managing Agent for the whole Bolin Grange development with all 306 properties contributing. Trust Green's duties will include:

Public open space maintenance including tree works, hedgerow management and footpaths.

Inspections, management and maintenance of the play area and attenuation basins.

Pond inspections, management and maintenance.

Ditches and swales inspections, management and maintenance.

Entrance features including graffiti removal.

Bin collections.

Administration duties

Health and Safety Risk Assessments

Development layout plan



How will the development benefit the local community?

As part of the original planning permission granted for the Bollin Grange development, a Section 106 Agreement was entered in to in order to provide the following:

- Contribution of £673,200 towards highway works.
- Contribution of £630,604 towards primary education.
- Contribution of 780,135 towards secondary education.
- Contribution of £163,317 towards special education.
- Contribution of over £300,000 towards NHS.
- Contribution of £58,500 towards recreation and indoor sports.
- Contribution of £213,000 towards recreation and outdoor sports.

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:

NHQC.Manchester@Vistry.co.uk

Linden
HOMES