



Overview

A summary of what we're building:

- We will be building 408 new homes across four individual parcels the first of which to be released this spring is Foxglove Place (Parcel H) , 125 plots in total ,this is split across 49 open market plots, and 76 shared ownership and affordable rent properties with our partner Plus Dane.
- The development sits on the edge of Crewe, a major rail town in Cheshire and adjacent Leighton Hospital which is due to be replaced with a new modern hospital ready to serve the area.
- The site benefit's from SuD's or 'sustainable urban drainage' designed to accommodate a 1 in 100-year storm event with an additional 40% capacity for climate change.
- Creation of equipped play areas, footpaths and cycle ways as well as play fields.
- The development supports the local community by contributing £5.4 million to fund new cycle paths, the introduction of sustainable travel plans, indoor sports facilities, improvements to NHS services and education improvements, we have also contributed £2.7 million towards Cheshire East's Northwest Crewe highways improvements scheme.

Keeping you updated

Spring is upon us and time to launch our latest development, Foxglove Place, Crewe. This is the first of our regular newsletters which will give you updates on major developments and upcoming news.

Site activity

- Build is progressing well despite the steady rain fall since the start of the year.
- 10 timber frame kits are in build, and we have over 40 slabs installed ready to receive timber frames,
- Roads and sewers continue at a pace with the majority of the site roads installed to 'base' course along with sewers and ducts for services,
- The new 'primary' off site substation is built and awaiting its switchgear to arrive in mid 2027, meanwhile power for this parcel will come from a smaller substation which is now built and we're on with installing the switchgear ready for go live,
- Works will also now commence on the wider SuD's drainage system including 'attenuation' basins within our parcel C/D.

Specific item

Following approval from Cheshire East Council we will now look to form the new roundabout on Flowers Lane which will not only serve our new site but also enhanced access to the hospital, much of the work has already been undertaken 'offline' as the majority of the roundabout build sits within the existing site boundary and will help with traffic flow and speed reduction.

Foxglove Place
Development update

Linden
Homes

Timeline

- The first batch of open market houses are on track to be delivered in July 2026, along with our dedicated sales centre, 16 plots will be completed through July so expect to see sales releases. Our partner plots are also close to first completions with around 16 plots handing over in the run up to July.
- Our new roundabout on Flowers Lane is also progressing, the legal process is almost complete now and we're looking to commence works in earnest in late March 2026 to bring this online. Works are expected to take 14 weeks to complete and will involve some traffic disruption, especially as we work around the existing hospital staff car park entrance to give them access off the roundabout, we will look to minimise disruption as much as possible and notices will be posted of expected lane closure dates.
- Crewe historically suffers from a lack of electrical capacity; to address this and allow for car chargers to every plot, we are working with Scottish Power to bring a new reinforced supply into the area which will not only future proof our current and coming soon developments but also the newly announced replacement hospital. To provide this we have invested over £1 million to build a 'Primary' substation located off the old Flowers Lane road, this is now ready to be fitted out with the new substation equipment which was first ordered in 2023.
- Site roads, main site roads are fully constructed to base course with final wearing course to be laid at a later date, this is to reduce any potential damage by site vehicles before we put down the final wearing course and road markings.
- Utilities are following the roads with Gas, Water and Electric installations ongoing along with a high-speed BT fibre service and LED streetlights which provide a better light whilst using less electricity and lasting much longer than traditional bulbs.
- Landscaping is yet to go in, we are only just entering the new growth season and installation too soon could result in damage from construction vehicles. In conjunction with the landscaping works we have commenced formation of the first of three 'attenuation basins', these will provide 'storm water' or rainwater storage in the event of an extreme storm event. These are part of the wider development 'SuD's' or sustainable urban drainage system measures, SuD's systems are measures designed to minimise the risk of flooding during what the Environment Agency call extreme storm events, we design the system with capacity to cope with a '1 in 100' year storm event with an additional 40% volume for climate change, to put this in perspective, this equates to 10 extreme storm events in a 1000 year period.
- Future phases, we have also commenced further phases, although these are partner led currently, our partner of choice being Plus Dane Housing, a well-respected local housing provider for whom we are providing 208 houses bringing much needed housing to the area.

Managing agent

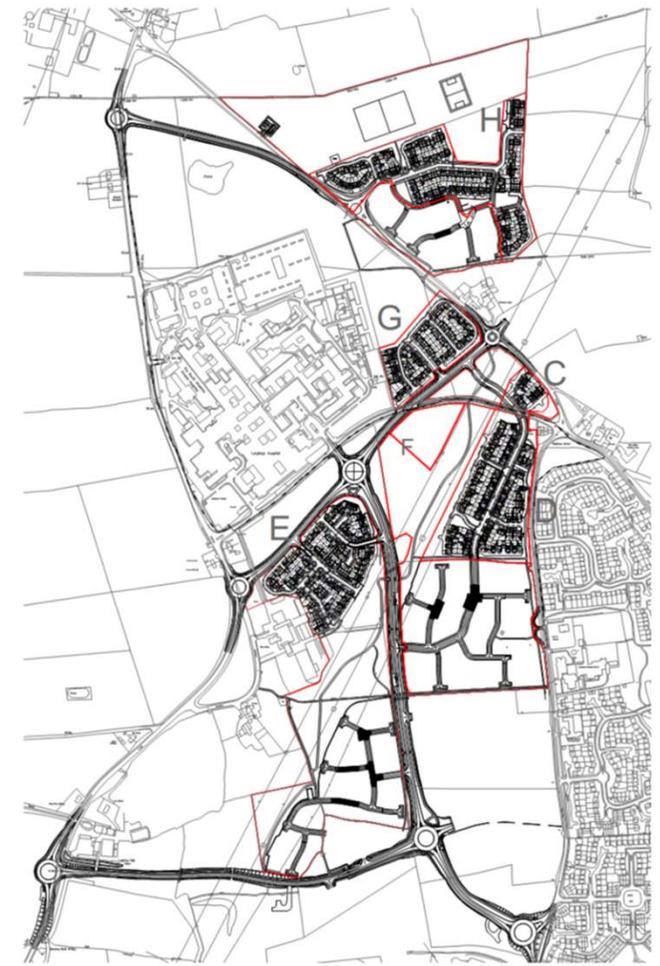
Encore will be the appointed Management Company to oversee the long-term stewardship of the Open Spaces across the site including the SuD's features, footpaths and play fields.

Annual duties and inspections are as follows:

- Health and Safety Risk Assessments - carried out annually for the areas of POS
- POS Features - carry out periodic inspections to ensure all features are fit for purpose and repair as and when necessary.
- Grassland and Borders - mowed and maintained in accordance with the landscape management plan.
- Foliage, hedgerows and weeds - carefully managed in accordance with the landscape management plan.
- Trees - inspections to be carried out at least once per year with routine crown lifting, thinning and dead wooding. Trees will be allowed to mature within their surroundings.
- Attenuation Pond - regular inspections & maintenance including litter removal, inlet/outlet cleaning, vegetation management and sediment monitoring & removal when required. Scrub removal around water margins to improve light, management of the habitat to support fauna & flora.
- Resident Liaison packs - distributed throughout the development, containing a background on Encore, their contact details and signage.
- Litter clearance - will be dealt with promptly on every site visit throughout the year.
- Dedicated Resident Liaison Team - with a 24-hour manned call centre with a guaranteed response within 24 hours for all non-emergencies.

Foxglove Place
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Homes



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.

Foxglove Place Development update

**Linden
Homes**