SUMMER | ISSUE 6

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DEVELOPMENT UPDATE

THE CORNISH QUARTER, WADEBRIDGE



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

Located close to the Cornish coast, The Cornish Quarter, will feature a range of tasteful 2-5 bedroom homes in Wadebridge. In addition, the development with benefit from a play park and areas of green open space.

The development will include:

- 75 homes including affordable homes
- Public open space and play park
- Solar panels
- EV charging on selected homes

Site Activity:

- The first homes were released for sale in Spring 2025. The off site foul sewer connection has been completed. The estate road has also been completed.



Timeline

- Work started on site in September 2022, with overall completion anticipated in October 2027
- The first completions are expected to take place in Summer 2026 with more completions ongoing until site completion
- Streetlights have been installed in occupied areas
- The off-site foul sewer connection has been completed
- The marketing suite is located on Green Hill, selling both Bovis Homes and Linden Homes
- Public open space and the play park are anticipated to open in Winter 2026/27
- All roads will be adopted by Cornwall Highways



Ecology

- Bird and bat boxes will be housed on the development to encourage habitat corridors.
- There are a number of hedges on the boundary and within the development which will be retained.

Managing Agent

The managing agent is Trinity and the management company is called Wadebridge (Cornwall) Management Company Limited. Any additional communication for homeowners will come from them directly.

Services

The current service providers are:

- British Gas (gas and electric)
- IWNL (water)
- Openreach and Grain (broadband)



4 bedroom homes
- Sage Home
- The Mylne
- The Pembroke
- The Devon

3 bedroom homes
- Sage Home

Pre-sold homes
- 4 bedroom homes
- 3 bedroom homes
- 2 bedroom homes

Sage Homes built by Linden Homes

v visitor space
ss sub station
leap local equipped area of play

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

How will the development benefit the local community?

The Cornish Quarter will be supporting the local community by contributing over £1.15 million towards education, highways, offsite public open space contribution and an offisite footpath link.

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. The above site 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.

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.devonsouthwest@vistry.co.uk

Linden Homes