

DEVELOPMENT UPDATE

MILLBROOK GREEN, AXMINSTER

Linden
Homes

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

The development features 139 homes and public open space on the southeast of the development. There will also be employment space with parking and landscaping (access will be completed after the homes and it will be transferred to the local authority). Each household will receive a local travel pack and this includes bus and cycle vouchers to promote sustainable travel.

Ecology

- There are a number of existing hedges on the site boundary that will be retained.
- Tree protection in place.

Managing Agent

The managing agent is Gateway and the management company is Cloakham Lawns (Axminster) Management Company Limited. You will receive additional communication from them directly.



Site Activity

- The attenuation basin, which is designed to capture any excess surface water and release it to natural watercourses at a controlled rate, has been completed.
- The plans for the development include 12 allotments.
- The sewers have been technically approved and an agreement with South West Water is in place. Works are ongoing to complete the drainage on site.
- We have planted trees in the public open space area to the south of the development. Devon County has undertaken its final inspection and provided the 'certificate of satisfaction'.
- The verges running parallel to the carriageway in Petre Street are due to be adopted by the local highway authority and the remedial works have now been completed.
- The final surfacing of roads has taken place for phase one.
- The kerbs will be remediated in line with the roads being completed.
- Streetlighting and broadband will be completed as residents move in.



Services

- The initial billing of Gas and Electric will be through British Gas.
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated.
- Water billing mains water supply and sewerage, will be billed through South West Water.



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?

Mill Brook Green will support the local community by contributing over £1.2 million towards:

- Primary education
- Secondary education
- Offsite playing field contribution
- Football club contribution
- Public open space
- Bus and cycle vouchers (the local travel pack is being distributed and the vouchers have been extended until the end of 2026.
- Public art

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:

customerservice.devonsouthwest@vistry.co.uk

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Homes**