

DEVELOPMENT UPDATE

SHERFORD, PLYMOUTH

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

Summary of what's being built:

- Bluebell Lawns: 116 homes, including 24 affordable units
- Buttercup Mews: 30 homes, including 133 affordable units
- Part of the wider Sherford town and facilities
- Orchard & allotments as part of the wider development

Site Activity:

- Due to weather and Timber Frame plots anticipated completion for 2D plots is Summer 2026.
- The material compound and offices are now in the process of being removed.
- Parcel 25, 29 & 32 to be complete by Summer 2026.
- Works have commenced on phase 3AB which is a further 283 homes.



Timeline

Bluebell Lawns:

Parcel D

- Parcel D is now complete with all plot handed over.

Parcel H (Chaffinch Close)

- Parcel H is now complete with all plot handed over.

Parcel I

- Parcel I is now complete with all plot handed over.

Buttercup Mews

- Parcels 21, 22, 25, 29, 30, 31 & 32 to be build complete by Summer 2026.
- First hand overs were completed in Winter 24. Remaining handovers expected in Summer 26.
- Works to continue in parcels 30-32.
- Nimbus road footways will be completed by Summer 2026.

Willowmere Place

- First completions expected in Winter 26/27.

Ecology

- Swift boxes and bat tubes located across site.
- Hedgehog passes' will be incorporated into close board fences.
- Pollinate in Partnerships – Through collaboration with the Bumblebee conservation trust and Pollenize, Pollinate in Partnership seeks to increase the number of wildflowers across our developments to help create beautiful places for our people and it's wildlife, ensuring we develop lasting communities.

Managing Agent

The managing Agent for Sherford is Trinity Estates for parcel and Firstport manages the estate. Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice by entering into a formal management agreement with the company and being accountable for delivering all agreed services.
- Carrying out health & safety and fire risk assessments.
- Organising contracts (such as grounds maintenance).

Each phase of development will be handed to Trinity Estates 6 months from the final home completing.

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.



Willowmere Place Plymouth

5 bedroom home

- The Colcutt
- The Peony

4 bedroom home

- The Dahlia
- The Lavender

3 bedroom home

- The Poppy
- The Sunflower
- The Tulip
- The Thistle
- The Blossom
- The Rose

2 bedroom home

- The Foxglove
- The Snowdrop
- The Sweet pea
- The Daisy

2 bedroom home

- Primrose Rise
- Bluebell House

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

v visitor space

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.

How will the development benefit the local community?

As part of the wider development, the Consortium will also support the local community by contributing towards/providing the following:

- Major Works' Contributions to the Council so far totalling £4.5 million
- £300,000 contribution towards the North Elburton Cycle Connection
- £175,000 contribution towards the Saltram Link
- £500,000 contribution towards local Recycling facilities

We will also be providing:

- New primary & secondary schools
- New Doctors Surgery
- 500 Acre Country Park
- New Town Centre, including shops and other facilities
- New play parks, a skate park and outdoor sport pitches

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:

sherford@lindenhomes.co.uk

Linden Homes