

# Albany Park

## Development update

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Linden  
HOMES



## A BIG Hello and Welcome

Whether you are thinking of making Albany Park your new home, those are eagerly waiting to move in or those already enjoying their new home, we would like to welcome you to the latest copy of the Albany Park Development Update.

We take our responsibility to our customers, past, present, and future, very seriously. We hope it will be useful to you all, whether that be to help you decide if this is the right place for you and your family or to keep you informed and updated as a purchaser and resident of a brand-new home.

As this beautiful community develops and grows, we hope this newsletter will become the oracle of information. We will keep you up to date on the key milestones for the works on site and provide details on the progress of future amenities

# Overview

**Summary of what's being built. In addition, the development will provide:**

- A total of 300 new homes over 4 distinct phases, including multiple tenure homes consisting of social housing, shared ownership, private rented and privately owned homes. This offers local people the opportunity to stay where they've grown up in and keep families close together in an area.
- New 40-acre country park (SANG) available to residents and the wider community with areas of wild-flower meadow, boardwalks and open space. This area is served with its own dedicated carpark – Open now.
- Open and equipped areas for play.
- Sports Pavilion with parking facilities, including 6 pitches including an artificial pitch and multi-use games area – Anticipated opening 2026 with the grass pitches being ready for use later in 2026.
- Overhead cables running through the phase were successfully diverted, allowing construction to resume with a newly established site team and a separate compound.

## Site activity

- The remaining 2 plots are due to be build complete end of January 2026.

## Introducing your Managing Agent

Trinity (Estates) Property Management Ltd will have various responsibilities within Albany Park. These include:

- Maintenance and upkeep of public open spaces, equipped play areas across the development. They will also be responsible for any railings, benches, cycle stands, bins etc associated with the managed play areas.
- Private roadways upkeep and maintenance including associated streetlighting in these areas.
- Where applicable and relating to those properties held in a leasehold tenure, such as the maisonettes, they will be responsible for buildings insurance, external structural maintenance, internal hallway cleaning, general building repairs, door entry maintenance and annual inspections.
- Arboriculture services required to maintain the older trees on the development.
- Further details of Trinity's services and charges across the development can be found on the Albany Park website or please speak to one of our Sales Team.

