



## 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

Martello Lakes will be built in two phases comprising of 200 unities of mixed tenure. In addition, the development will provide:

- There is a community play area and linear park adjacent from the development.
- Air Source Heat Pumps throughout Phase 4 and EV charging throughout both phases.

## Site activity

- Phase 3 Construction continues
- Work on Phase 4 has started

## Specific item –

- Phase 3 drainage and utilities all connected, phase 4 mains install has started
- All roads will be under the remit of the Management Company and will not be adopted.

## Timeline

- We welcomed our first residents in December 2025
- Show homes open (The Becket V1 & The Aslin)



## Ecology

- Planting of new trees and shrubs
- Bat Tubes
- Swift Boxes
- Bee Bricks
- Hedgehog Holes



## Managing agent

- Vistry have appointed KGBM
- Development management companies provide an essential service to ensure housing estates are well maintained – including roads, footpaths & communal green spaces.

## Services

- Telecoms and Broadband – OFNL
- Gas – British Gas
- Electric – British Gas

# Development layout plan



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?

The wider development of Martello Lakes will be contributing towards:

- Bus services
- Healthcare
- Railway contribution
- Secondary education
- Sports and leisure
- Waste management

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:

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**Linden  
Homes**