Blue Birch Fields

Development update

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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

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

- 77 energy-efficient homes in partnership with Leeds Federated Housing and Incommunities.
- Local Equipment Area of Play (LEAP)
- Solar Panels and EV charging points

Site Activity

- 96% of homes now sold – last 3 homes remaining!
- Build has commenced on all remaining plots.
- 85% of homes are now legal complete.

Affordable Homes

In partnership with Leeds Federated Housing and Incommunities, the development includes a number of Shared Ownership units, meaning purchasers have a vested interest in the property they occupy and offering those who need it, a more affordable way to become a homeowner. Further units will be available as private rent, in which applicants must meet provider criteria to be able to proceed.

Timeline

- Initial sales launch and first release of homes took place in March 2025.
- Our stunning Mylne show home and sales centre launched in July 2025 showcasing our spacious layouts and inspirational interior designs.
- Section 38 estate road is now installed up to base and binder, only requires a wearing course and final tar.
- Section 104 off site rising main has been connected
- Section 278 (Highways) works have been completed with a new connection off the roundabout and entrance into site.

Ecology



- Bat boxes – 1- integrated bat boxes will be installed during construction of applicable units. These provide shelter and breeding sites for crevice dwelling bats.
- Bird boxes – ready made nesting boxes provide shelter and breeding sites for declining garden birds such as Swifts, House Sparrows and Starlings. 30 Manthorpe boxes will be installed.
- Hedgehog Provision - Hedgehogs have seen significant decline over the last few decades, with one of the major factors being loss of habitat. Hedgehog access holes are to be installed in each new boundary fence line allowing areas to remain connected.

Managing Agent

Greenbelt have been appointed as the Managing Company for Blue Birch Fields. They are responsible for the maintenance of open spaces and associated features including play areas, hedges, grass cutting. Please see the Management Company Details leaflet for more information and a cost breakdown.

How will the development benefit the local community?

Blue Birch Fields will also support the local community by contributing over £495,759 towards:

- Education Contribution - £326,793
- Highways Contribution - £20,000 for real time bus delays
- Sustainable Transport Contribution - £39,385.50
- Off Site Public Open Space Contribution - £99,004
- On Site Public Open Space Inspection Fee - £2,115.38
- Travel Plan Monitoring Contribution - £8,461.50

Development Layout Plan



NHBC Pride in the Job Award

We're proud to announce Blue Birch Fields' Site Manager, Peter Lake has been awarded a NHBC Pride in the Job 2025 Award.
It's the most highly regarded competition in the housebuilding industry benchmarking exceptional site managers, raising standards and inspiring a legacy of homes built to the highest quality standards.

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:

bluebirch.fields@lindenhomes.co.uk