

## Issue 2 | Summer 2024



### Keeping you updated

We want to provide you with an update at Fletton Folly and what you can expect from us over the coming Months.

#### Overview:

When completed this development will include:

- 347 new build properties with a mixed tenure of Open Market, Private Rental and Affordable Homes
- Multiple Large Open Spaces with public footpath routes through the site and a play area (LEAP)
- Landscaped Surface Water Attenuation basins

#### Key Dates:

- Final plot handover forecast by June 2025
- Roads and footways will be surfaced in stages as service connections to homes are completed
- Roads and sewers adoptions are forecast for June 2027
- Central Public Open Space anticipated to be open from summer 2025.

#### Site Activity:

- 196 properties currently under construction
- +60 handovers, across all tenures, from Apr - June
- Numerous crane lifts being undertaken over the next few weeks
- As nesting season has now started, we will be ensuring any works to existing trees and hedgerows are undertaken with care, following the advice of our consultant ecologist.

## Meet The Team

### Your Project Manager: Justin Missin



Here at Fletton Folly we have been up against the weather with all the rain we have had throughout our glorious Spring and Summer so far! Nevertheless, we have managed to progress well at the development with our public open spaces starting to take shape with the site opening through the mid part of parcel 1.

Now hopefully the good weather is here to stay we have started our 1B Project, you may have seen the fencing going up along Lodge Way with initial works constructing the roads is imminent.

### A message from your sales Team:



This Summer at Fletton Folly you can save thousands with one of our incredible offers!

1. Deposit Contribution- offering a helping hand with your deposit!
2. Own New Rate Reducer\* - Unlock lower mortgage rates\*
3. 12 Month Mortgage Offer- Contribution towards your mortgage for a year!

Saving thousands could be as easy as 1, 2, 3!

This gives you the opportunity to tailor a package to suit your needs and reserve your dream home!

### Your Customer Services Team:

We hope you are enjoying your new Countryside home and are settling into the development.

Our site team will work with you to close out any initial snags picked up during your move in and courtesy visit. Any new issues or concerns you may have with your new home should be raised with our Customer Service team at [CustomerServices.NorthEastMidlands@Vistry.co.uk](mailto:CustomerServices.NorthEastMidlands@Vistry.co.uk)

For any emergency or urgent issues, please call us so we can prioritise these for you – 0116 464 8913.

As we now move into summer, take time to plan some garden care and maintenance, especially after the very wet spring we've had. Lawns love a bit of aerating and weed and feed this time of year!

### Managing Agent:

- Verges and green areas within the site boundary are currently being maintained by Countryside. If there are any areas of the site which are not being regularly maintained, please contact your Project Manager.
- The verges, drainage ponds and open space areas outside our site boundary, which form part of the wider estate, are managed by the Managing Agent Preim who will also be taking over the maintenance of all open space areas within our site boundary once they have been completed and handed over. Please refer to the Preim Welcome Pack for further information.

### Services:

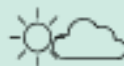
- All services on our development are connected to the mains and live to homes.
- Gas is supplied by GTC Pipelines limited (GPL) and electricity is supplied Electric Networks Company Limited (ENC).
- Water is supplied by Independent Water Networks (IWNL).
- Broadband is supplied by Openreach, however other networks providers are available, please refer to Openreach website for further information.



## 10 Tips for Greener Gardening



Take away dead flower heads.



Install water butt to save on water costs.



Water early morning to avoid hot weather drying out the soil.



It's the perfect time to plant your autumn bulbs and vegetable.



Feed plants using slow-release organic fertiliser.



Apply generous layer of mulch around plants after watering to retain moisture.



Stake tall flowering plants for extra support.



Allow lawns to grow slightly longer as this prevents soil drying out.



Invest in self-watering pots and containers for easy management.



Avoid turning over soil to prevent soil drying out.

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 we 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:

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