

St Lawrence Fold, Clay Cross Development Newsletter

Issue 1 | Spring 2024



Keeping you updated

We wanted to provide you with this Newsletter to provide you with some general information about your development and keep you informed of recent progress and the next stages of build.

Overview:

When completed this development will include:

- 223 new build properties with a mixed tenure of Open Market, Private Rental and Affordable
- Multiple areas of landscaped open space with footpaths connecting to the surrounding areas
- Landscaped attenuation basin

Key Dates:

- Final plot handover forecast by December 2025
- Roads and footways will be surfaced in stages as service connections to homes are completed
- Roads and sewers adoptions are forecast for June 2026
- Public Open Space anticipated to be open from Autumn 2024

Site Activity:

- 92 properties currently under construction
- 9 handovers to new customers forecast from Apr-Jun
- Foundations to all 233 properties have been constructed
- Numerous crane lifts being undertaken over next 4 weeks

Meet The Team:

Your Site Manager: Andy Cartwright

The development is progressing well despite the record-breaking wet weather we have had over the last few months. We have received some NHBC Surveys recently and we are pleased to say that our customers are very happy with their new homes. We are looking forward to moving in several more happy customers over the next few weeks – hopefully accompanied by some better weather!

Contact Details: andy.cartwright@vistry.co.uk Mob: 07787 753 361

Your Sales Team:

At Countryside we pride ourselves on creating places where people love to live, with sustainable communities built to last.

With excellent customer service and a 10-year New Home Warranty and insurance policy, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-star rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.

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

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

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

Managing Agent:

- Verges and the green area outside the sales office are currently being maintained by Countryside. If there are any areas of the site which are not being regularly maintained, please contact your Site Manager.
- The Managing Agent for the wider site is currently Encore Estates. Once the development has been completed, Directorships of The Clay Cross Estate Management Company Ltd will be offered to residents of the wider development, which will provide the ability for residents of the scheme to choose which Managing Agent they wish to appoint.

Services:

- All services on our development are connected to the mains and live to homes
- Gas and electricity are supplied by British Gas
- Water is supplied by Severn Trent Water
- Broadband is supplied by Openreach and Virgin Media, however other networks providers are available, please refer to Openreach website for further information.



How is this development benefitting the local community?

- £157,500 towards local highway improvements

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:



COUNTRYSIDE
Homes