

Issue 2 | Summer 2024



Keeping you updated

We want to provide you with an update at Hall park and what you can expect from us over the coming months.

Overview:

When completed this development will include:

- 223 new build properties with a mixed tenure of Open Market, Private Rental and Affordable homes
- 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:

- 67 properties currently under construction
- 11 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: Douglas King

Here at St Lawrence Fold things are moving along nicely! We have had new customers moving into their brand-new homes which has been exciting! The site team are now also working in partnership with MTVH as well as Sigma and Heylo to get plots over the line. We have also been working closely with our NHBC inspector to ensure we are building to the highest quality. We are expecting our compound area (12 plots) all timber frames to be stood by the end of August- Stay tuned for more updates coming soon!

A message from your Sales Team

This Summer at St Lawrence Fold 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

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 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:

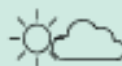
- All services on our development are connected to the mains and live to homes
- Gas and electricity are supplied by British Gas
- Water is supplied by Severn Trent Water
- Broadband is supplied by Openreach and Virgin Media, however other networks providers are available, please refer to Openreach website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



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:

Issued on 22.08.2024

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