

Hartshead View, Fitton Hill

Development update



COUNTRYSIDE
Homes

Issue 3 | [Autumn 2024]



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

The development comprises 365 new homes, across two sites. In addition, the development will provide:

- Mixed tenure including 159 Open Market plots, 97 Private for Rent and 109 Affordable homes
- All plots will have Photovoltaic panels to achieve compliance with the updated Building Regulations and EV charging facilities.



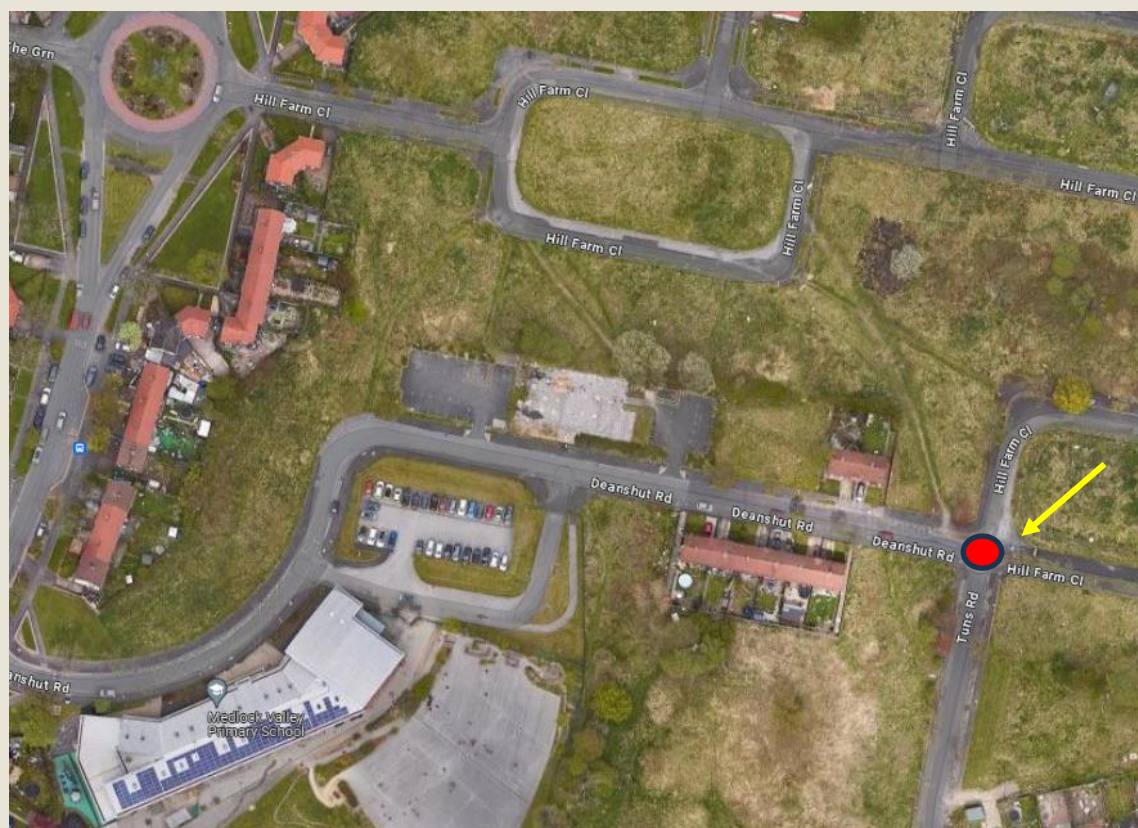
Sales Office Tel:	0161 516 3435
Email:	hartsheadview@countrysidehomes.com
Opening Hours:	Thursday - Monday 11am - 6pm

Timeline

- Important dates: first completions / handovers of houses were achieved September 2024 on the Hill Farm Close site with open market plots and private for rent plots being moved into.
- First completions on the Rosary Road site will take place in November.
- Our sales centre located just off Hill Farm Close also opened in September and is staffed Thursday – Monday 11am to 6pm.
- The construction of the site wide roads is ongoing, and we now have on-site parking which should limit the traffic on the roads.

Site activity - Closures

- We informed you of our road closures in July and can advise that progress is going well. We have opened the temporary road to allow access to the homes and for the works in the junction on Tuns / Deanshut to start, there is temporary street lighting in place along the route.
- The latest works started on 14/10/2024 and should be for a period of approximately 8 weeks.
- Where we know this will be a disruption, we will ensure that the inconvenience is kept to a minimum. If anything is going to change, we will advise residents via a letter drop.



- Traffic management will be in place in the form of traffic lights.

Development layout plan

HARTSHEAD VIEW

Oldham

HARTSHEAD VIEW

Phase B

2 bedroom home

Arun

3 bedroom home

Bourne

Bourne SA

Hollinwood

Midford

Witham

Tyne

Dearne

Brathay

4 bedroom home

Leven SA

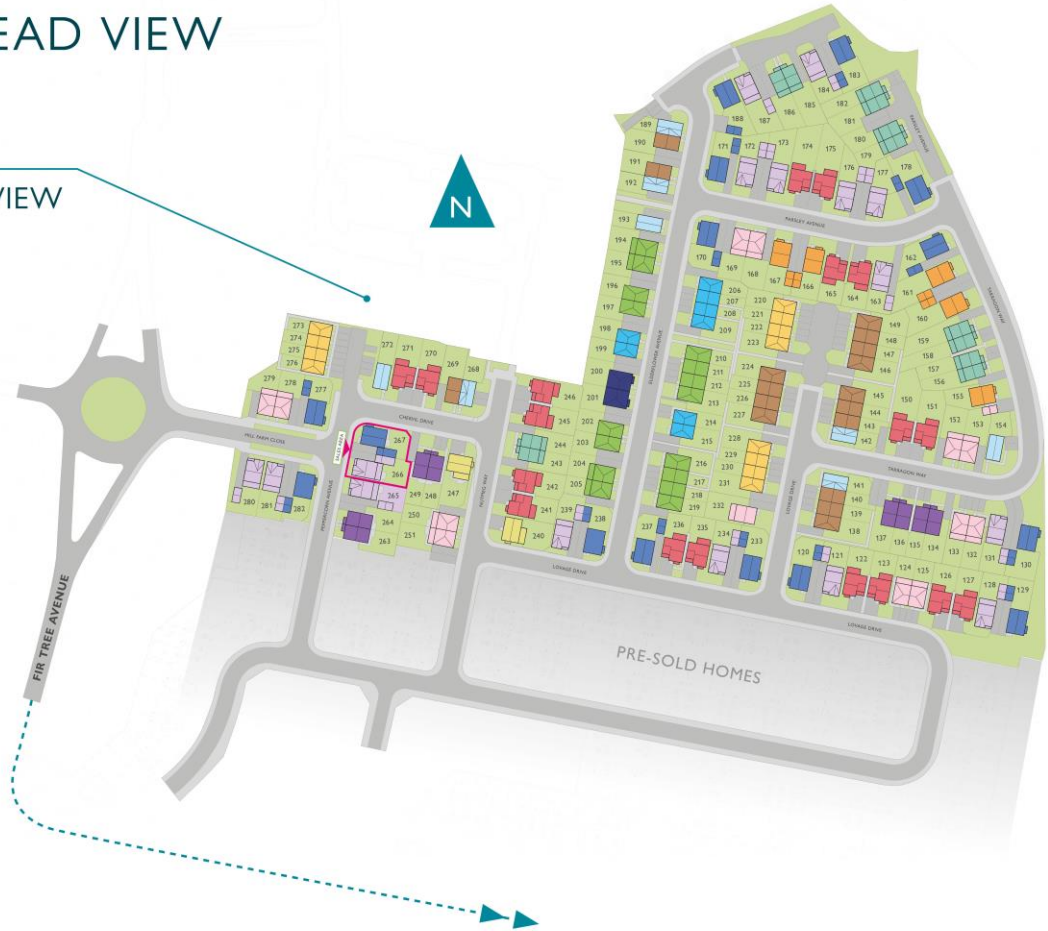
Leven

Pre sold

2 bedroom homes

3 bedroom homes

4 bedroom homes



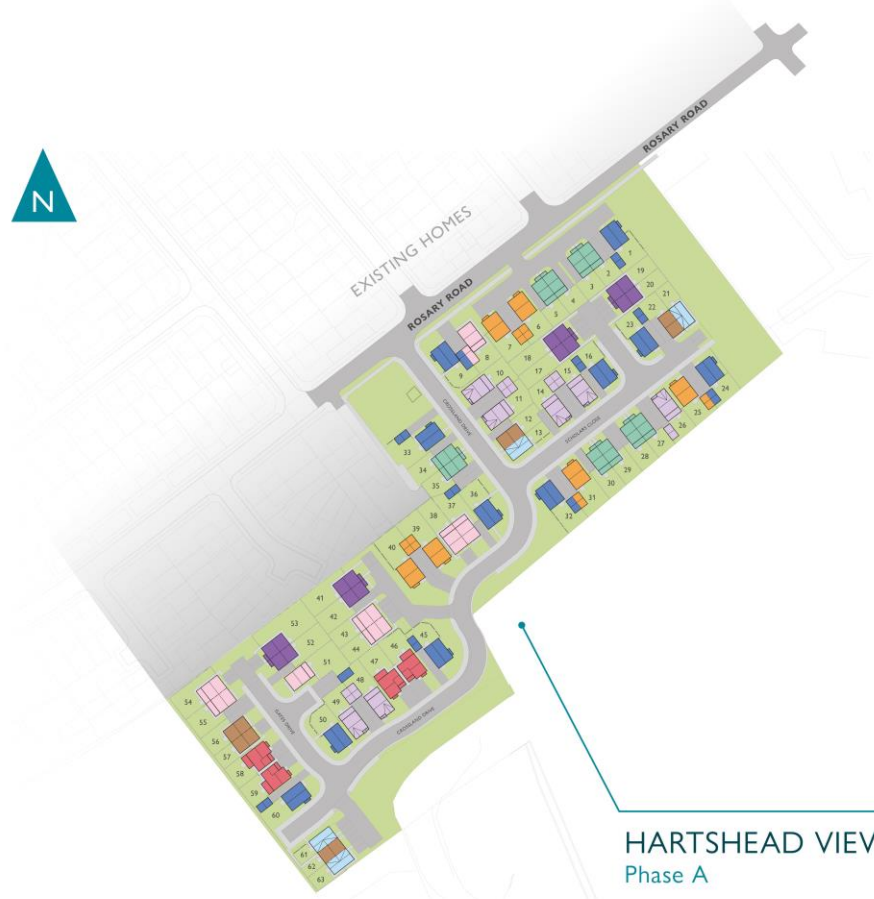
HARTSHEAD VIEW

Phase B Just off Rosary Road

Approx. 2 mins drive (0.5 miles)

HARTSHEAD VIEW

Phase A Just off Fir Tree Avenue



HARTSHEAD VIEW

Phase A

The site plan which can be found on this page, 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.

Social Values



How will the development benefit the local community?

Social Value – engagement with Medlock Valley School continues along with our partner Great Places. We have sponsored the school football team and provided new kits for them.

We are supporting via sponsorship Oldham student and aspiring electrician, Daniel Ferris, on his road to the WMF World Muaythai Championships in Thailand in March 2025.

Vistry Group's partnership with Daniel will extend beyond the sponsorship, as he has already secured an electrical apprenticeship with DDG Plumbing and Heating Solutions Ltd and DDG Electrical Ltd and will be working at the Hartshead View development after completing his GCSEs.

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:

NHQC.Manchester@Vistry.co.uk



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