

# South Oxhey Central Development Update

Countryside  
Partnerships

Issue 3 | [Autumn 2024]



## Keeping you updated

We're excited to share an update on our development, along with what you can expect from us over the coming months.

### Overview

South Oxhey Central is currently in its third and final phase of construction, having delivered over 300 homes in this phase alone. Phase 3 is delivering:

- A total of 345 homes over 4.76 ha
- 19,790sqft retail and commercial space – including a Lidl, pharmacy, cafes and a beauty salon.
- Landscaped podiums for residents

In addition to c.£1.4m of contributions to improvements in education, healthcare & library facilities across the overall scheme.

### Public Announcements

- Bridlington Road and Tom Lake Way roadworks complete and now open to the public.
- Hard landscaping to external car park outside of Hunter House is in progress.

### Site Activity

- Final phase of construction progressing smoothly, with targeted completion by December 2024.
- Hunter House was completed in September 2024.
- Primary focus of the site team is now on the internal finishes and delivering the retail units on the ground floor ready to market and lease.

# Development Layout Plan

SOUTH  
OXHEY  
CENTRAL

## Site Plan



**P/Q** 7 STOREY  
1, 2 & 3 BEDROOM APARTMENTS  
P = Waddington House &  
Q = Buxton House

■ COMPLETED  
■ FORTHCOMING  
■ UNDERWAY

**LIDL**  
Opening late 2022

Please note that the site plan is intended for illustrative purposes only.



Carpenders Park Overground Station

## Station Approach

- Station Approach public area is complete. Street lighting has been provided, and we are currently working with our contractors to install additional sockets to allow for light fixtures (i.e. Christmas lights).
- New planting in all the planters and crocuses on the grass mounds.
- Regular maintenance teams on site to ensure upkeep of the area.

## Timeline

- Sales and Marketing Suite continues to be operational at South Oxhey Central Marketing Suite 1 on Station Approach.
- 1-bed and 2-bed units available for purchase in Thompson House.
- The final commercial units are now under construction and are available to lease from November 2024.
- It is anticipated that construction across South Oxhey will be completed by December 2024.

## Managing Agent

- Home Group are the managing agent, and are responsible for property management queries, including all matters related to the upkeep of the estate.

*Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, so are subject to change.*

