

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:

- 259 new build properties with a mixed tenure of Open Market, Private Rental and Affordable
- Large Open Spaces and a play area (LEAP)

Key Dates:

- Final plot handover forecast by mid-2025
- Roads and footways will be surfaced in stages as service connections to homes are completed
- Roads and sewers adoptions are forecast for November 2026
- Public Open Spaces anticipated to be opened from Spring 2025.

Site Activity:

- 61 properties currently under construction
- 102 properties already handed over
- 39 further handovers to new customers, across all tenures, forecast to take place between Apr - Jun
- Numerous crane lifts being undertaken over the next few weeks
- As nesting season has just started, we will be ensuring that any works to existing trees/vegetation on our development are undertaken with care and following consultation with our professional ecologist

Meet The Team

Your Senior Site Manager: Rui Afonso



Here at Swan Grange, we have so many great customers! and a site team always willing to help. On the development so far, we have completed phase 1 while works on the 2nd phase continue. Landscaping is in the process of being complete which will give the development that finishing touch with some great views! Hope to see you soon Rui.

Contact Details: rui.afonso@vistry.co.uk

A message from your Sales Team



This Summer at Swan Grange 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 green areas 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 Managing Agent, Priem, will take over the maintenance in stages as open space areas are completed. Please refer to the Preim Home Buyer Pack for further information.

Services:

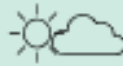
- All services on our development will soon be connected to the mains and live to homes.
- Gas is supplied by, and electricity are supplied by UK Power Solutions.
- Water is supplied by Anglian Water.
- Broadband is supplied by Openreach, however other networks providers are available, please refer to 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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swangrange@countrysidehomes.com



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