

Saddlers Reach

Development update

Issue 3 | Winter 2025



Keeping you updated at Saddlers Reach

Whether you are thinking of making Saddlers Reach your new home, eagerly waiting to move in or those already enjoying their new home, we would like to welcome you to the latest copy of the Development Update.

We take our responsibility to our customers, past, present, and future, very seriously. We hope it will be useful to you all, whether that be to help you decide if this is the right place for you and your family or to keep you informed and updated as a purchaser and resident of a brand-new home.

As this beautiful community develops and grows, we hope this newsletter will become the oracle of information. We will keep you up to date on the key milestones for the works on site and provide details on the progress of future amenities.

Overview

Saddlers Reach is part of the wider development of Graylingwell Park. Once complete will include:

- S106 quality new homes made up of a mixture of houses and apartments.
- Two sports pitches Spring 2025.
- Adventurous play area is open.

Site activity

- 4 - 6 private homes in progress for completion over the first four months of the year to April 2025.
- Affordable homes site works progressed on 2024 with apartment block A completed and handed over to Clarion in December 2024.
- The Marchwell Studios were transferred to the Chichester Community Development Trust in October 2024 with the CCDT securing planning permission in December 2024.

A Greener way to live!

Saddlers Reach is part of the wider development of Graylingwell Park which has a unique energy strategy. The Park has been designed to maximise the opportunities to reduce carbon emissions and increase sustainability through the development, promoting zero carbon homes which support climate resilience. The energy strategy, including how your new home is powered, has been designed to meet building regulation standards and sustainability policies set by Chichester District Council. This requires new homes to be energy efficient and contribute towards tackling climate change.

What does that mean for you?

- All our new homes are designed with energy efficiency in mind. Reducing CO2 emissions through a 'fabric first' approach. This means that good levels of insulation are utilised along with high levels of airtightness achieved through quality construction on site.
- Your home use is served by a normal electrical supply which can power all household appliances. You choose the service provider when you move into your new property. For heating and hot water, your home is connected to a centrally managed community heating system (the district heating network). This private utility which has been built and installed for Graylingwell residents only and is managed by Graylingwell Energy.
- The district heating network replaces conventional gas boilers. As a result, there is no boiler or hot water storage within your new property.
- Homes will be fitted with a Heating interface System (HIU). This unit is usually fitted in the kitchen or in a nearby cupboard within the home. The HIU connects your home to the community heating system to provide heating and hot water.
- Households will be billed on usage by Graylingwell Energy monthly, like your other utilities.

Further details on this innovative and energy efficient system that's good for you and the environment are available in our Saddlers Reach at Graylingwell Park Energy Efficiency FAQ leaflet or on our website. This give further details on the benefits of the system, how its energy usage is monitored, tariff setting and billing.



Introducing your Managing Agent

Your appointed Managing Agent at Saddlers Reach is **Grange Property Management**. They will be responsible for maintenance of unadopted roads, landscaping and the general maintenance and repairs of the apartment buildings, window cleaning, and communal electricity.

For further information on the services they provide, and some frequently asked questions visit www.grangemanagement.co.uk



This plan 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.



How will the development benefit the local community?

Countryside Homes will also support the local community by contributing over £1,465,000 towards:

- Two play pitches and an adventurous play area.
- Community building with changing facilities.
- Bus service contributions.
- Cycle route contributions.
- Recycling centre contribution.
- Community garden, orchard and allotments.
- Artists' studios within Marchwell Farm Buildings.
- Chapel and Pavilion equipment contribution.

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:

customerservice.southern@vistry.co.uk



COUNTRYSIDE
Homes