

Bovis Homes @Northstowe (H5)

Development update

Issue 5 | Spring 2025



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

Bovis Homes @ Northstowe provides a collection of 1, 2, 3, 4 and 5 bedroom homes. Northstowe is a popular community with commuter links plus a network of cycling and walking routes.

This development comprises of several phases, and we are currently progressing with construction on phase H5, plots 85 – 157.

Previous phase H6 is now completed.

Site activity

- Construction on H6 is complete, only roads to finish. Construction on H5 has restarted with aims to complete by October 2025.
- Progressing through the build programme.
- All roads and fouls are now complete to base, 40% of mains have been laid

Timeline

- First completions on H5 phase took place in 2024.
- View home is available at this development – The Mulberry
- Our Sales Centre is open and located within the view home
- Northstowe is a sustainable new development near Cambridge where modern amenities are planned in an area rich in local history. The town has a strong sense of community and an identity that is entirely unique, where health and wellbeing are promoted. At Northstowe you're never far from nature and yet only 20 minutes from Cambridge City.
- More information about the overall development can be found here: <https://www.northstowe.com>

Managing agent

- This Development has two appointed managing agents responsible for different areas of maintenance.
- TRINITY (ESTATES) PROPERTY MANAGEMENT LIMITED AND GREENBELT HOLDINGS LIMITED are acting as managing agents responsible for the maintenance & upkeep of the permeable roadways
- GREENBELT HOLDINGS LIMITED will be acting as managing agents responsible for the maintenance of public open spaces once these areas are handed over. Bovis Homes is currently responsible for the maintenance.
- Please refer to the Development Information document for the full breakdown of services & charges.



Ecology

The Biodiversity Strategy has been developed to provide biodiversity opportunities and enhancements within the development.

There are various hedgehog highways to rear gardens fences and bird boxes throughout the development, please refer to your sales consultant for more plot specific information.

Habitat creation at Northstowe:

Northstowe has ambitious plans to ensure the development of Northstowe Town benefits plants, animals and people – all creatures great and small. A major part of the net gain plan will be delivered a short distance away at Smithy Fen where hectares of land are being managed for farmland birds.

The most recognisable part of the on-site strategy is the new waterparks and associated planting which attract a variety of birds, insects and aquatic life to the town.

Three large ponds dominate the park with fluctuating water tables and permanent water expected to be present throughout the year. Graded pond edges are shaped to create access for recreation as well as providing a rich ecological environment of wetland, riverside and aquatic vegetation.

The town's sustainable drainage system is used to manage surface water through a series of ponds, open swales, alongside roads and within green spaces, protecting the town from major flood events – well above the normal development standard. These ponds and swales run along greenways and form another part of the open space network that provides fantastic leisure routes and trails for all to enjoy

For more information please visit:
<https://www.northstowe.com/wellbeing-sustainability>

Services

- The water board: Anglian Water
- Gas and Electric supplier: British Gas
- Fibre: Openreach & Virgin Media

Northstowe

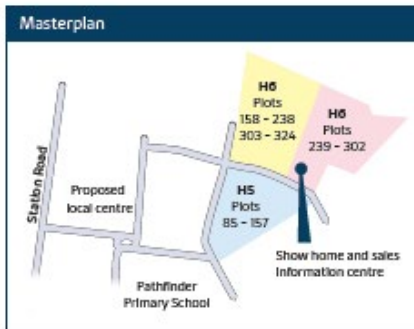
Cambridge



Northern Green Corridor,
cltch & Formal Park & NEAP -
Neighbourhood Equipped Area of Play

- | | |
|-----------------------|-----------------------|
| 2 bedroom home | 3 bedroom home |
| The Primrose | The Cypress |
| The Lotus | The Winchcombe II |
| The Neem | The Spruce |
| 4 bedroom home | 5 bedroom home |
| The Aspen | The Mulberry |
| The Maple | The Yew |
| The Willow | The Birch |
| The Winchcombe | Affordable housing |

- bcp bin collection point
- v visitor space
- cs cycle store
- bs bin store
- cp car port



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.
Produced by the Vistry Group Design Studio.
PNDST H5 XX00066 / 01.24



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:

Northstowe.sales@bovishomes.co.uk

