

Sherford

Development update



Issue 4 | Winter 2024 / 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

We are in the process of constructing 207 new homes, of which 135 will be affordable. When completed, the wider Sherford site will also provide:

- Approximately 5,500 new homes
- Greens spaces spread throughout the development
- A new town centre, with shops and facilities
- New primary & secondary schools
- A 500-acre Country Park
- New sports pitches
- A new business park

Site activity

- We are currently in line with our anticipated program.
- At present there are currently 77 new homes under construction and 130 completed homes on phase 2D at various stages of build.
- The next stages in the project of significance are the completion of phase 2D at the end of 2025.
- Works are due to start on Phase 3 - anticipated for early 2025. Which will consist of a further 269 homes.



Timeline

- The first completions on Phase 2D commenced from September 23 with continued completions through to site complete.
- This parcel of works consists of 207 mixed tenure plots programmed to be completed by the end of Summer 2025.
- The new Poplar Show Home was launched on Phase 2D at Sherford in November 23.
- Roads and footways are to be completed in line with plot occupations. The highways road adoption process is in progress.

Specific item –

- All mains in place ahead of plot construction works beginning, as part of the wider Sherford strategic plan.
- The Country park extension is now open to the public.



Managing agent

- The managing Agent for Sherford 2D is Trinity Estates. Key responsibilities include:
 - Carry out maintenance and other related property services.
 - Follow best industry practice signing a contract with and being accountable to company.
 - Carrying out health & safety and fire risk assessments.
 - Organising contracts (such as grounds maintenance).
 - Each phase of development will be handed to Trinity Estates 6 months from the final home completing.

Ecology

Within the development itself, bat and bird boxes will be installed to provide a habitat for these species within the built environment.

Hedgehog highways will also be created by providing hedgehog holes within boundary fences. The Wider Sherford Development will provide, when complete:

- A Country Park with wetlands, grassland & wildflower meadows habitats.
- Wildlife corridors have been established throughout the development to maintain habitat connectivity for a number of species.
- Sensitive lighting design will be provided to preserve dark habitats for bats and strategically placed wildlife crossings.
- Enhanced Woodland areas



Services

The initial billing of Gas and Electric will be through British Gas -Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated. -Water billing mains water supply and sewerage, will be billed through South West Water.



How will the development benefit the local community?

Sherford will also support the local community by contributing towards:

- 'Major Works' Contributions to the council so far totalling £4.5 million
- £300,000 contribution towards the North Elburton Cycle Connection
- £175,000 contribution towards the Saltram Links
- £500,000 contribution towards local recycling facilities
- New primary and secondary schools
- New Doctors Surgery
- 500 acre Country Park
- New Town Centre, including shops and other facilities
- New play parks, a skate park and outdoor sports pitches

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:

Sherford.sales@bovishomes.co.uk