

The Pastures Development update



Issue 3 | 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.

The Pastures, Bideford

We are creating 550 new two, three, four and five bedroom homes off Clovelly Road in Bideford, close to the seaside village of Westward Ho!

The development will also feature three play parks, a multi-use games area, a football pitch, a sports changing facility, and areas of green open space. Plus, air source heat pumps are being installed in every home.

In addition, part of the site will be offered to Devon County Council for a potential new school.

Services

The current service providers are:

- GTC (electric and water)
- BT and Hyperoptic (broadband)

Managing agent

The managing agent is Gateway and the management company is called The Pastures (Bideford) Management Company Limited. You will receive additional communication from them directly.



Development layout plan



The Pastures is supporting the local community by contributing over £3.16m towards:

- libraries
- highways
- early years education
- primary education
- bus services
- allotments
- pedestrian and cycle routes
- additional education

Site activity

- The marketing suite and show home are now open.
- Work started on site in November 2023 and the development is due to be completed at the end of 2030.
- Detention basins will be constructed on site to hold any excess surface water. The water will be held in the basins and released at a reduced speed.
- The Western pumping station is currently under construction, which will serve 347 homes in the first phase and is due to be completed in June. The homes towards the front of the development will use gravity for drainage and will not use a pumping station.
- Linden Homes will also be releasing homes for sale at the development.

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. The above site 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.

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.devonsouthwest@vistry.co.uk

