

# The Tors

## Development update



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## 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

The Tors development comprises a Tenure of 2-5 bed detached, semi-detached, Terrace & Coach House Apartments, this development will provide 240 new homes with the following features :

- 69 affordable homes
- A Play Area to the North-West of the development with Public Open Space to the South East
- Infiltration basins
- External Fused spurs to facilitate future EV charging where possible
- Energy Efficient Homes with noticeable Carbon reduction features

### Site activity

- Site progressing well with current released plots ready for kitchens, tiling and decoration.
- Over 75 occupied plots on phase 2.
- Currently underway is the connection of electricity and installation of a new substation for Phase 2B.



## Timeline

- First completion were handed over in May 24, with more completions ongoing until site completion.
- Show home completed in Dec 23. The new Poplar show home is now open.
- POS to phase 1 completed. POS to phase 2a due to be completed in line with completion of the phase.
- 75% of roads and sewers are installed.

## Managing agent

The managing Agent for The Tors is Gateway Property Management (GPM). 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).
- Handover of Phase 7 to GPM is complete. For future phases These will be handed to GPM 6 months from the final home completing.

## Specific item

- Electric mains connection pending approval of third-party landowners, this will not affect our customers residing at plots 160-227, 236-248, 253.

## Ecology

- Badgers are present onsite and use the Public open spaces for foraging.
- A badger tunnel has been constructed beneath the main spine road to help the badgers cross the development safely
- Construction areas are fenced off to protect the badgers from harm
- Hedgehog highways have been provided where possible within plot back gardens, please ask sales executives for further information.



## 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 will be billed through South West Water.
- Surface water & Foul sewerage will be billed via Icosa Water Services Ltd an appointed company under OFWAT [https://www.ofwat.gov.uk/wp-content/uploads/2017/06/ic\\_lic\\_licosaWater.pdf](https://www.ofwat.gov.uk/wp-content/uploads/2017/06/ic_lic_licosaWater.pdf)
- Where possible homes have been provided with an external fused spur to facilitate future EV charging points within the curtilage of the property and will pay for the electricity used through their electricity bill.



- |                        |                        |                        |                        |
|------------------------|------------------------|------------------------|------------------------|
| <b>2 bedroom homes</b> | <b>3 bedroom homes</b> | <b>4 bedroom homes</b> | <b>5 bedroom homes</b> |
| The Buckthorn          | The Poplar             | The Alder              | The Birch              |
| The Holly              | The Cypress            | The Willow             | The Lime               |
|                        | The Hazel              | The Aspen              | The Yew                |
|                        | The Spruce             | The Juniper            |                        |
|                        | The Spruce V2          | The Chestnut           |                        |
|                        | The Spruce V3          | The Anderson           |                        |
|                        |                        | The Drake              |                        |

- Pre-sold homes**
- 1 bedroom homes
  - 2 bedroom homes
  - 3 bedroom homes
- Other symbols:**
- visitor space
  - substation
  - cycle store
  - bin store
  - public open space
  - neighbourhood equipped area of play



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?

The Tors will also support the local community by contributing over £984,000 towards:

- £523,333 plus index-linked increase Local Transport contribution
- £120,951 plus index-linked increase Local Education contribution
- £335,000 plus index-linked Playing Pitch contribution
- £5,236 Ecology management

We will also be providing:

- Affordable Housing
- Large Play area with Kick about space

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:

[Tavistock.sales@bovishomes.co.uk](mailto:Tavistock.sales@bovishomes.co.uk)

