

Hollin Bank Development update



Issue 1 | Summer 2024



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

Summary of what's being built:

- 126 new homes including 14 affordable units in partnership with Together Housing under shared ownership.
- Local Equipment Area for Play (LEAP)
- Areas of Public Open Space (POS)
- On site pumping station and sub station
- All homes sold privately are Freehold

Site activity

- The land has been fully remediated and build has begun on the initial phase of homes along the front of the development.

Energy Efficiencies

- Homes will be built to include Air Source Heat Pumps – an energy efficient heating system powered mainly by renewable heating rather than traditional fossil fuel gas boilers.
- All homes will feature EV charging points.

Timeline

- Sales office and show homes are currently due to open Autumn 2024. The sales arena will be made up of 2 show homes, the 4-bedroom Chestnut II and the 5-bedroom Yew housetype. We look forward to welcoming you through the doors to our beautifully designed homes.
- Anticipated first legal completions are due August/Winter 2024.
- Whilst existing entrances to the development are being utilised, further Highway works will be carried out Summer – Autumn 2024.

Managing agent

- Trustgreen have been appointed as the Managing Agent for Hollin Bank.
- The annual management fee is linked to the RPI index meaning it may increase if required in line with inflation.
- They are responsible for summer and winter maintenance programmes, public liability insurance, safety checks to ensure all facilities are in a safe condition and offer a dedicated line to their customer care department.
- Full details can be found in the Management Company Welcome Pack.

First Homes

- Hollin Bank will feature 5 units sold under the Government's First Homes scheme
- First Homes is a new scheme designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount of 30% compared to the market price. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.
- Eligibility Criteria applies. Purchasers of First Homes must be first-time buyers and must have a household income not exceeding £80,000.
- Purchasers will need to use a mortgage or home purchase plan for at least 50% of the purchase price of the home.



Backed by HM Government

How will the development benefit the local community?

Hollin Bank will also support the local community by contributing over **£561,000** towards:

- £223,171.45 Education Contribution to be paid to the Council to be used within the local Education Planning Area.
- £100,000 Highways Contribution to be paid to the Council in order to provide works to improve road junctions in the local area and used for walking, cycling and highway improvements between the development and Hollingworth Lane, Smithy Bridge and Littleborough.
- £237,950.11 Outdoor Sports Contribution to be paid to the Council and used towards Hollingworth Lake and/or Whittles Bakery sports ground.

Development layout plan

Hollin Bank Littleborough

- | | | |
|-----------------------------|------------------------|------------------------|
| 2 bedroom apartments | 4 bedroom homes | 5 bedroom homes |
| The Butterworth | The Stansfield | The Birch |
| 3 bedroom homes | The Willow | The Yew |
| The Poplar | The Juniper | The Lime |
| The Newall | The Chestnut I | |
| The Spruce | The Chestnut II | |
| The Jessop | The Maple | |
| The Hazel | The Aspen | |
| The Cypress | | |
| The Rowan | | |
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- | |
|-----------------------|
| Pre-sold homes |
| 2 bedrooms |
| 3 bedrooms |
| 4 bedrooms |



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.

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:

hollin.bank@bovishomes.co.uk

