

# Cotterstock Meadows

## Development update



Issue 4 | Winter 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

Cotterstock Meadows provides 2, 3, 4 and 5 bedroom homes. Based in Oundle which is a characterful, historic market town on the banks of the River Nene. Here you will find impressive Georgian sandstone buildings, a bustling high street filled with independent shops and above all a vibrant community.

This development consists of 130 new build homes.

### Site activity

- Construction is progressing as per the planned build route with approximately 60% build completed.
- Footpaths and roads are topped to 40%.
- Foul water & storm water drainage systems are fully connected
- Storage compound has been cleared to uncover the next foundations.
- The main roads into the development are complete and 80% of the service mains are now complete.
- 1<sup>st</sup> play area to be finished by the end of 2025.

## Timeline

- First completions took place in 2023 with 60% of homes now moved into.
- The show home is open at this development – The Birch
- The View home is open at this development – The Cypress
- Our Sales Centre is open and located next to the show home.
- More information about this development can be found here:  
<https://www.bovishomes.co.uk/developments/northamptonshire/cotterstock-meadows-oundle>

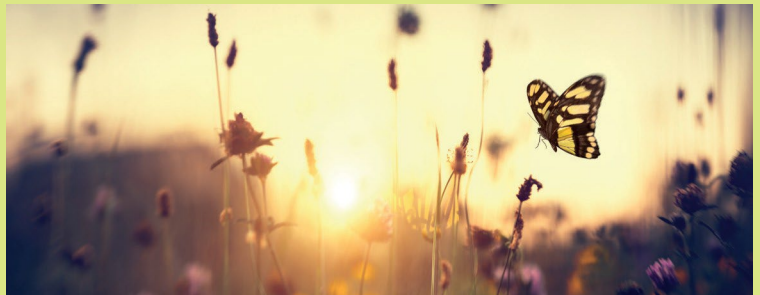
## Managing agent

- FirstPort Property Services are acting as managing agents.
- FirstPort Property Services will be responsible for the maintenance and upkeep of the public open spaces upon completion of the development.
- 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.

This development incorporates hedgehog highways, bird and bat boxes. Please speak to your Sales Consultant for more information on exact locations.



## Services

- The water board: IWNL (Independent Water Networks)
- Gas and Electric supplier: British Gas
- Fibre: Openreach

# Cotterstock Meadows

## Oundle



### 2 bedroom home

- The Holly
- The Sycamore

### 3 bedroom home

- The Spruce
- The Rowan
- The Cypress
- The Hazel
- The Beech

### 4 bedroom home

- The Alder
- The Aspen
- The Juniper
- The Birar

### 5 bedroom home

- The Birch

### Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- v visitor space
- lap local area of play
- leap local equipped area of play
- ess electric substation

Please note: due to the level of the site many of our gardens are tiered, please speak to our sales consultant for more information.



## How will the development benefit the local community?

Cotterstock Meadows will also support the local community by contributing over **£1.7 million** towards:

- Public Transport & Bus Pass
- Cycle Paths
- Early Years Contribution
- Health Care
- Library
- Primary Education
- Secondary Education

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:

[CotterstockMeadows.Sales@bovishomes.co.uk](mailto:CotterstockMeadows.Sales@bovishomes.co.uk)

