



Building Great Places

Development Update - Infrastructure, amenities and facilities at Wycke Place, Maldon.

We take pride in what we do and work hard to deliver developments our customers will enjoy living in.

As well as building high quality homes, our developments are designed to include the necessary infrastructure, useful amenities, leisure facilities and green open spaces.

The table below gives details of the works which are in progress and are planned to be delivered at Wycke Place, Maldon. The works are also shown on the plan below.

The timescales provided for completion of works are indicative and may be subject to change based on external market factors.

For information on progress of these works please check the Development website accessed via www.crestnicholson.com

Schedule of Remaining Works to Parcel

| Plan Ref | Description | Remaining Works | Is a Third Party Responsible for Completing? | Forecast Date for Works Completion |
|----------|-------------|--|--|------------------------------------|
| 1 | Roads | • Installation of kerbs, lamp columns and surface course | No | 4 th Quarter 2025 |
| 2 | LEAP | • Ground works, installation of equipment | No | 4 th Quarter 2024 |
| 3 | SuDs | • Landscaping to the SuDs basins | No | 3 rd Quarter 2024 |

Notes:

- The estate management company will also be responsible for maintaining small areas of incidental landscaping and shared drive accesses for a small number of properties. These items are not included on the above schedule due to their more limited nature and use, however they will be completed alongside the adjacent homes.

Parcel Remaining Works Plan

March 2024 – Updated Quarterly



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Schedule of Remaining Works to Wider Estate

March 2024 – Updated Quarterly



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| Plan Ref | Description | Remaining Works | Is a Third Party Responsible for Completing? | Forecast Date for Works Completion |
|----------|-------------------------------|---|--|------------------------------------|
| 1 | Nursery | <ul style="list-style-type: none"> Obtain planning permission and construct | Yes | 3 rd quarter 2026 |
| 2 | Off-Site Highway Improvements | <ul style="list-style-type: none"> 12 month maintenance period and final adoption | No | 4 th quarter 2024 |
| 3 | Link to eastern development | <ul style="list-style-type: none"> Repair masonry, hard & soft landscaping, lighting. | No | 1 st quarter 2024 |
| 4 | Phase 1 Spine Road | <ul style="list-style-type: none"> Soft Landscaping and maintenance period | No | 2 nd quarter 2024 |
| 5 | Phase 1 Landscaping | <ul style="list-style-type: none"> Planting of tree, shrubs and hedges. | No | 3 rd quarter 2023 |
| 6 | Phase 1 LAP | <ul style="list-style-type: none"> Installation of play equipment | No | 3 rd quarter 2023 |
| 7 | Vehicle Bridges | <ul style="list-style-type: none"> Approval from Highways and construction of bridges | No | 1 st quarter 2024 |
| 8 | Highway Adoptable Spine Road | <ul style="list-style-type: none"> Kerbs, lamp columns and surface course. | No | 4 th quarter 2026 |
| 9 | Phase 3 | <ul style="list-style-type: none"> Commence construction | No | 1 st quarter 2026 |
| 10 | Phase 4 | <ul style="list-style-type: none"> Obtain Planning and construct | No | 1 st quarter 2028 |
| 11 | Employment Development | <ul style="list-style-type: none"> Crest Nicholson to dispose to a commercial developer, currently being marketed. | No | 1 st quarter 2028 |

Wider Estate Remaining Works Plan

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Managing Agents Contact Details

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Handley Gardens Management CIC appointed FirstPort Limited to undertake the estate management for the development. Should you wish to discuss any estate management matters please contact the following:

Telephone: 0333 321 4080.

Website: www.firstport.co.uk

Address: FirstPort Property Services, Marlborough House, Wigmore Lane, Luton, Bedfordshire, LU2 9EX

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