



Keeping you updated

This newsletter aims to inform the community around Peel Hall about upcoming activities in and around the site. Vistry Group are building 1200 new homes in partnership with Torus. Homes will be available to purchase privately on the open market and via shared ownership, as well as through rent to buy and affordable rent.

Overview

The development will include:

- A range of 2, 3, 4, 5-bedroom homes in a variety of 'character areas' across the site.
- A mix of terraced, semi-detached and detached homes.
- 4 new play areas, a trim trail a multi use games arena plus circa 80 acres of open green space.
- An area of allotments made available to local residents.
- 5 new FA standard sports pitches.
- A purpose built Grasmere Community Building & refurbished play area.
- Serviced land for provision of a primary school.
- A training Skills academy for school leavers wanting to work in construction (for the duration of the build).
- For further details about registering interest in acquiring a Linden Homes property, please visit the Linden Homes website www.lindenhomes.co.uk/developments/cheshire/Radley-woods-warrington

Site activity

- **Grasmere Sports Pitches** – Tree felling works are now complete, temporary fencing commenced 28th April to secure the area for the new pitch installation. Works to be complete no sooner than November 2025. During this time, there will be restricted space on the fields around Radley Common Community Centre.
- **Poplars Avenue** – The first phase of demolition is now complete. Works to the carriageway on Poplars Avenue to commence 12th May for a period of 2 weeks to create the access onto site. Second phase of demolition to commence early May 2025.
- **Mill Lane** – Earthworks plus Road & Sewer installation to the first residential parcel will begin in May, with the first home completions due in January 2026 and final house completions on this parcel due in 2028. The Sales brand Vistry will be using to market the properties on the Mill Lane parcel is called Linden Homes and the site name will be Radley Woods.
- Construction traffic to be coordinated to agreed routes with Warrington Borough Council, with robust control measures to ensure pedestrian safety and road cleanliness at all times.

How will the development benefit the local community?

- Employment opportunities.
- Up to £4.5 million towards primary school provision. This is in addition to a primary school on site.
- Up to £3.5 million towards secondary school provision.
- Up to £1.165 million towards bus services and infrastructure.
- Off-site highways improvements (including £140k of contributions).
- The development will deliver a significant amount of managed, open and accessible green space and play equipment including 5 brand-new FA standard sports pitches and sports hub for the Council.
- 60% of the first phase will be delivered as affordable homes. This includes 30% through grant funding on top of the 30% required by the Section 106.
- Air source heat pumps will be provided for over 60% of dwellings in this phase and all dwellings in future phases.
- The new homes will be sustainably produced through modern methods of construction in Countryside's Timber Frame factory only 2 miles away. This reduces construction waste during the build phase and supports local jobs.
- A multiagency group has been formed with officers from the council, the college, Vistry and Torus, plus other organisations as appropriate to work with the local community to identify opportunities to increase work and skills, community facilities and opportunities for the area and its residents.
- A Skills Academy will be a great facility, used not only for construction related training but alongside the amazing facilities at the college to provide opportunities for the wider community over the life of the development, hopefully leading to qualifications, employment and in some cases house ownership, starting with a skills bootcamp.
- Land ring fenced for delivery of a new local centre and care facility provision.
- Vistry and Torus, have already been involved in improvements to local community facilities and more of these projects are planned, for example making a community garden useable again, replacing the perimeter fences alongside students from the college.
- We are working with local community groups to ensure that the development works for them and plays to their strengths, for example we are expecting to work with the college, Cheshire Wildlife Trust and the local Scouts to create information and learning boards for the wildlife habits.

Development layout plan



FAQs

Please log any questions you may have via the link below, in future editions of the newsletter we will publish responses to FAQs raised, <https://peelhallwarrington.co.uk/>

Contact Us

Queries or concerns can also be directed to the Vistry Customer Care team via email or telephone.
customerservice.merseysideandcheshirewest@vistry.co.uk Tel: 01925 257909

For any sales enquiries please visit: <http://www.lindenhomes.co.uk/developments/cheshire/Radley-woods-warrington>.

Please be aware that the dates and information provided are correct at the time of print and are dependant 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.