


MEON VALE

Winter/Spring 2014

Residents choose 'Meon Vale' as new name for the Long Marston Estate



Peter Rudd of St. Modwen with Meon Vale competition winner Lydia Stowe

The Greenway
Woodland walks take a step closer

Steelworks
How the hub is shaping up

Homes update
The latest from Persimmon

Welcome to the Winter/Spring 2014 edition of the Meon Vale newsletter, following the announcement that a new name for the 470 acre former Ministry of Defence site has been chosen.

In this edition we bring you the latest progress pictures from the development, as construction continues to create a new community, including sports and leisure facilities.



St. Modwen invited Meon Vale competition winner and resident of Lower Quinton Lydia Stowe, to take a tour of the site and see, at first hand, the great progress being made.

The new name for Long Marston Estate, Meon Vale, reflects the changes that are taking place and the creation of a brand new community at the 470 acre development.

St. Modwen, the UK's leading regeneration specialist, revealed the fresh new identity following a competition, which gave local residents the opportunity to win £50 worth of Marks & Spencer vouchers.

Entrants were asked to pick from six shortlisted names for the site, with over 50 per cent of respondents choosing Meon Vale as their preferred name. The name of Lydia Stowe, of nearby Lower Quinton, was picked out of the hat as the winner and recipient of the vouchers.

Lydia was invited to take a brief tour of the site by Peter Rudd of St. Modwen, who is responsible for the site.

Peter confirmed: "We're really pleased to have launched Meon Vale as the name of the new community at the former Ministry of Defence site near Long Marston.

"We'd like to thank all local people who took the time to enter the competition and share their thoughts and opinions with us on what the new village should be named. The development is moving forward rapidly with the new construction of the homes, community centre, shop and leisure facilities, including a sports hall."

Ms Stowe added: "I selected Meon Vale as an appropriate name for the new village as it represented a fresh identity for an area that is undergoing large scale regeneration. I think it reflects the natural beauty of the surrounding landscape and also that this modern development will provide opportunities for families and businesses, creating a thriving hub of activity for years to come.

"I look forward to seeing the development take shape and using the community resources at Meon Vale once construction is complete."

As part of its masterplan for the site, the first phases of development at Meon Vale will see St. Modwen, alongside joint venture partners Persimmon Homes, deliver 284 homes, together with a local centre, village hall and shop, public open space, an extension to The Greenway, sports pitches, sports hall, café, an all-weather pitch, children's play areas and 14 full size allotments.



The Greenway gets going

St. Modwen is moving forward with its aim to open up 35 acres of woodland for walking, cycling and exploring, after gaining planning permission from Stratford upon Avon District Council, for the next stage of development of The Greenway.

This £1m project will provide a permanent one mile extension to The Greenway cycle and footpath that will run north to south through Meon Vale.

Its route links with the existing Greenway that runs to Stratford-upon-Avon.

Work has already started on the pedestrian/cycleway, providing a compacted gravel surface in keeping with the parkland setting and providing a firm useable surface for all year round use.

A new timber bridge is also being constructed over the watercourse, in addition to the road crossings and a landscaped corridor through the site, part of which follows the course of Quinton Brook.

Much of the Brook is currently culverted, so St. Modwen plans to open up several points along the waterway to create a more aesthetically attractive route and generate an enhanced environment for local wildlife.

Work on the Greenway extension is due to be completed in 2014.



about The Greenway

- The Greenway is a high quality surfaced path, suitable for cyclists and walkers
- It is part of the National Cycle Network, forming a five mile section of the West Midlands Cycle Route, which links Oxford to Derby via Birmingham
- The existing Greenway follows the course of part of the Honeybourne Line, a single track railway, built in 1859 by the Oxford, Worcester and Wolverhampton Railway that closed in 1976
- Fruit and walnut trees can be found on The Greenway, as well as cowslips, knapweed, wild carrot and tansy



Central Facilities taking Shape

The new central facilities at Meon Vale are really taking shape, with the steel framework now in place following the start of construction in July 2013.





The £100 million project will deliver a new indoor sports hall, suitable for a range of activities, including badminton, basketball, indoor cricket, netball and football, together with an all-weather sports pitch for hockey, tennis and five a-side football. This is in addition to the new community centre and shop, where construction has also started.

Peter Rudd of St. Modwen said: "It's a really exciting time in the development of Meon Vale. The central hub area will be the core of a flourishing new, mixed use development and will offer a range of focal points, attracting local residents and visitors to make the most of the natural landscape and leisure facilities on offer.

"We're on track to complete construction of the central facilities by the middle of next year, with the aim of creating a very pleasant, yet functional space for all to enjoy."



Meon View at Meon Vale

The latest Charles Church showhome is set to wow visitors at the exclusive Meon View development in the pretty rural village of Long Marston. The Knowsley showhome, opened on 30th November, offers house hunters a pre-Christmas preview of the luxury lifestyle available at Meon View.

The expansive double-fronted detached property will be furnished throughout to fully demonstrate the flexibility of the living space available. The four double bedrooms, reception rooms, beautifully fitted kitchen, family bathroom and en-suite facilities make this property a superb example of the style and quality synonymous with the Charles Church brand.

Located on Campden Road the Meon View development is made up of 51 thoughtfully designed four bedroom detached homes. Managing Director at Charles Church South Midlands, Richard Oldroyd, said: "We have been overwhelmed by the positive response to the new homes at Meon View and are particularly proud of the stunning Knowsley showhome.

"We look forward to welcoming house hunters to the new showhome where our sales staff will be on hand to answer any questions about the new homes and offer advice on the purchasing options available."

Richard added: "Our range of incentives including the new Help To Buy scheme, Home Change, Part Exchange and NewBuy provide the financial help that will ensure that buying a stylish new home is an affordable pleasure."



Home is where - Persimmon Update



As the latest progress pictures show, work is now well underway on Persimmon Homes' creation of up to 500 dwellings at Meon Vale, with plenty of interest being shown in the development.



To find out more about the homes simply call 0843 538 7968 or complete our 'keep me updated' form on the Charles Church website at www.charleschurch.com

the heart is



Marston Grange at Meon Vale

The new homes at Marston Grange are proving to be a hit with buyers – with seven homes being sold in less than a month.

The UK's largest housebuilder, Persimmon Homes, says the combination of location and quality has resulted in the properties being snapped up so quickly.

The sought after new neighbourhood is made up of a range of two, three and four bedroom homes ideal for first time buyers and growing families looking to move up the property ladder.

The new homes offer buyers the opportunity to purchase a brand new, maintenance free home, located just six miles from the centre of Stratford at a price they can afford.

Alison Reading, sales and marketing director at Persimmon Homes, confirmed: "There has never been a better time to buy a new home with the Government backed Help to Buy scheme, Part Exchange and NewBuy incentives all available on the homes at Marston Grange.

"Marston Grange is already proving popular among house hunters in the area and I urge anyone interested to visit our fantastic Goodwood showhome to see for themselves what is on offer." A number of new homes will be made available for people employed on the Meon Vale Site.



If you are an existing worker on the estate and want to register your interest to buy one of the key worker homes please call 0843 5387976, or for more information register your details at www.persimmonhomes.com



Meon Vale at a glance

St. Modwen obtained planning permission from Stratford upon Avon District Council for a mixed-use development at its 470 Meon Vale site in 2010.

new homes
village
leisure

Since then and following planning approval, progress has been made to deliver:

- The first phase of 284 homes
- A local centre, including a village hall and shop, public open spaces/sports pitches, children's play area and 14 full size allotments
- The opening up of 35 acres of woodland
- A new central hub, including a sports hall, all weather pitch, café/restaurant, 18 maisonettes, 30 camping and 30 caravan pitches
- New roundabout access
- Retention of 80,000 sqm of employment space
- Retention of rail storage

Outline planning is in place for:

- Up to 150 self-catering lodges
- Up to 150 holiday homes
- Up to 500 homes, including 35% affordable housing