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Large tract of Marchant Road land will be developed into 11 building lots

By Christopher Burns on September 15, 2015 in Business, Community, Highlights, Latest News, Lead News · 0 Comments



Diane Jenkins, the Realtor with William Pitt that represents the property, and Peter Scott, the project's engineer, of P.W. Scott Engineering.

About author



Christopher Burns

The approved division of 49 acres on Marchant and Chestnut Hill roads into 11 building plots represents the largest subdivision in Redding's history.

The development, approved by the Planning Commission last week, will be known as Marchant Woods. It will feature homes at a minimum of 4,500 square feet, three-car garages and at least two acres of land.

"By adhering to these considerations and requirements, construction of the subdivision will better maintain and blend these homes with the surrounding topography," a press release from William Pitt Sotheby's said.

"We're utilizing the forest cover for most of the homes, except two, lots 10 and 11. They are located in a large open field. All of the lots will be serviced by a proposed roadway system, and no extra driveways will enter onto Marchant Road," added Peter Scott, of P.W. Scott Engineering & Architecture.

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A map showing planned building lots for the Marchant Woods project.

As part of the development, 17 acres of the lot will be preserved as open space, adding to the town's overall number.

"The amount of open space we're contributing is significantly larger than required by the town. This is a 25% donation" of the total acreage of the site, Scott says, "and it will service the open space needs" of the whole property.

"A lot of people in town are providing woodlands as open space lots," he said, "which are mainly what Redding consists of. The open space we provided is a stream, a wetlands area, and an uplands area with a much more diverse biology and animal life. It will be enhanced to attract more wildlife in the future."

The one mile of hiking and equestrian trails expected to be built through this open space will be accessible to the general public from the development's road or by a pullover on Marchant. This open space will also connect to existing space located north of Marchant Road.

Marchant Woods



The town road to be built for use by this development will be called Nathan Gold Lane. Nathan Gold was a Redding founder who had property in the area.

The owners of the property plan to further subdivide what is known as "lot 12" on the site, which currently holds an antique home and barn.

"That area has archeological conditions so we can't develop it at this time, but once we complete our investigations we will further subdivide lot 12."

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