

# Canterbury



*A neighborhood of modest homes illustrates conservation benefits, even on a small site.*

**Location:** Landisville Road, Buckingham Township, Bucks County, PA




**Developer:** John Crestell, Doylestown, PA

**Development Period:** 1977-79

**Size:** 17 acres

**Percentage of Open Space:** 62%

**Project Highlights:**

-  16 single-family houses
-  12-acres preserved open space
-  5-acre hay field

**Conservation Areas:** Half of the sixteen lots abut the protected woodlands and half abut the 5-acre hayfield. The hayfield is baled every year for the local equine population and provides a buffer for the adjacent farm. Farmers welcome this separation because it reduces nuisance complaints.

**Recreation and Amenities:** As this part of the township gets built out, the hayfield could evolve into a conservation meadow with wildflowers and

**Description:** This 17-acre parcel is located in Buckingham Township's R-1 District. The developer chose to locate the lots on roughly one quarter acres lots. Deliberately situated behind a band of woodland, the homes are screened from Landisville Road providing seclusion and privacy, while still maintaining the rural character. Homes are modest in size at approximately 1600 sq. ft. and are targeted to young families with modest incomes.



*The tree-lined access street, just 18 feet wide, gives the favorable impression of an exclusive country estate.*



walking trails for passive recreation or informal playing fields.

**Water and Sewer:** All sixteen houses were served for twenty years by two central wells and a small package treatment plant. They have recently been connected to public water and sewer lines.

*Compact quarter-acre  
lots occupy the choicest  
part of the site*



*For more information, contact:*

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