CASTLEFIELD PARK

DEVELOPMENT FACTSHEET

11.03
2026

CONSTRUCTION AND FEATURES OF THE PROPERTIES AT THE DEVELOPMENT

CONSTRUCTION METHOD

- Traditional Brick & Block for all plots except plots 85-95 which are Timber Frame

PARKING

177 allocated parking to phase 1

7 unallocated parking spaces to phase 1

33 visitors' spaces to phase 1

502 allocated parking in phase 2

19 unallocated parking spaces to phase 2

57 visitors' spaces to phase 2

Garages are provided to plots 63, 64, 69, 70, 90-108, 111, 121-127, 130-133, 142-151, 153-158, 166-167, 175-176, 179-182, 185-193, 197-204, 206-224, 235-238, 246, 272-274, 280, 290-293, 296-299, 313-314, 319-321, 330-331, 336-347

EV charging 7kW socketed EV charger supplied to each dwelling.

SPECIFICATION

Floor finishes and turf to rear garden are not included as standard on this development.

Washing machines and dishwashers are not included in every home on this development.

Your Sales Executive will be happy to confirm whether they are included in the specific home you are purchasing.

PROPERTY ACCESSIBILITY/ADAPTIONS

All homes on this development are designed to include reasonable accessibility features to help everyone, including wheelchair users, approach and enter the property and use the main rooms on the entrance level. These features may include:

- step free or assisted access from the street (such as dropped kerbs, ramped pathways or lifts);

Your Sales Executive will be happy to confirm which features apply to the specific home you are purchasing.

UTILITIES

ELECTRICITY SUPPLY

- Mains electricity supply with smart meter to phase 2
- Mains electricity supply with smart meter supplemented with PV panels to phase 1
- Mains electricity supply with smart meter

WATER SUPPLY

- Mains water supply with meter

SEWERAGE

- Mains sewerage

HEATING

- Metered mains gas with boiler and radiators
- Metered mains gas with boiler and radiators and smart meter to phase 1
- Air Source Heat Pump with radiators and smart meter to phase 2

BROADBAND

- Fibre to the premises
- Openreach, Hyperoptic and Virgin Media Fibre to the premises have been installed

MOBILE SIGNAL/COVERAGE

EE – Good outdoor and in-home. 02 – Good outdoor and in-home. Three – Good Outdoor. Vodafone – Good outdoor and in-home.

For an indication of specific speeds and supply or coverage in the area, please see the Ofcom checker.

COASTAL EROSION

None

BUILDING SAFETY

BUILDING SAFETY DEFECTS, INCLUDING FIRE AND STRUCTURAL RISK MODIFICATIONS

None

TENURE OF THE PROPERTIES

WHAT DOES “TENURE” MEAN IN RELATION TO BUYING A HOME?

Simply put, the “tenure” refers to the type of ownership, for example Freehold would refer to Total Ownership, whilst Leasehold would refer to Long Term Rented Occupation.

WHAT IS THE “TENURE” OF THE PROPERTIES AT THIS DEVELOPMENT?

- HOUSES at this development are “freehold with managed common areas” which are not yet registered at Land Registry. This means you own the building and the land it sits upon outright, forever. There are shared areas on the estate (such as roads or landscaped areas) that are maintained and insured by a management company. You pay a contribution towards these costs

As part of the planning consent for this development some homes are designated as section 106 (section 75 in Scotland) affordable housing. These properties will remain as affordable housing tenure and are specifically shown on the site layout plan and are not available for general sale. All other homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the ownership and occupation model is unrestricted and the mix of tenures on a development may change.

CHARGES

GROUND RENT

Ground rent is a regular fee (usually paid once a year) that you pay to the person or company that owns the land your home is built on (the “freeholder”).

Is any money payable for Ground Rent?

No.

SERVICE CHARGE

What is the Estimated Service Charge payable?

- HOUSES pay an “Estate Charge”. The Estate Charge is paid to the Management Company who is responsible for the maintenance and insurance of the shared areas and services of the estate which are not to be adopted by Local Authorities or Utility providers. The Estate Charge is the actual cost for undertaking the maintenance and insurance of the shared areas on the development and a proportion for a reserve fund.
- See Service Charge list below for how much service charge is payable for each type of property at this development which are correct at the time of publication. The service charge may increase in future in line with increases in estate costs.

SERVICE CHARGE LIST

A service charge list is an itemised breakdown of the costs you must pay to maintain the communal areas and shared infrastructure of a development.

ARE THERE ANY KNOWN CIRCUMSTANCES THAT WILL LEAD TO AN INCREASE IN SERVICE CHARGES / BASIS OF CALCULATION?

We have provided the most up-to-date service charge information available at this point in time. We are not aware of any circumstances which may give rise to an increase in the service charge apart from annual standard increases nor a change in the basis of this calculation, but we would encourage you to double check these figures with your solicitor prior to exchange of contracts.

Please also bear in mind that the figures set out represent an estimate only and the final figure service charge you will pay will be based on the costs incurred in the relevant service charge year. The service charge will also vary from year to year depending on the nature and extent of the maintenance carried out in any one year.

OTHER FEES AND HOW THEY ARE CALCULATED

- EVENT FEE: You pay this fee if you sell, sublet, or change your mortgage on the property. It’s sometimes called an exit or transfer fee.
- CONSENT FEE: If you need permission for certain changes (like alterations), you’ll pay a fee for the approval process.
- SOLICITOR’S FEE: If our solicitor is involved, you’ll pay their fee for the work, currently capped at £250 plus VAT.
- MANAGING AGENT FEES: There is a separate list of fees charged by the managing agent for this site.
- ENGROSSMENT FEE: When you complete your purchase, there’s a fee for preparing the final legal documents of £150plus VAT.
- For more details, see the New Home Affordability and Indicative Costs Guide, which you’ll get before you reserve your home.

LIST OF PROFESSIONAL FEES CHARGED BY THE PROFESSIONAL MANAGING AGENT FOR SPECIFIC REQUESTED SERVICES

WHAT IS A RESERVATION FEE?

A reservation fee is a “holding deposit” you pay to a developer to officially take a new home off the market for you.

When you pay this fee, the developer agrees not to sell that specific plot to anyone else for a set period giving you time to arrange your mortgage and legal paperwork.
A reservation fee of £1000 is payable and will be deducted from the final price. Where a buying scheme is used, the reservation fee may be limited to £500. Terms and eligibility criteria apply. Please speak to a Sales Executive for full details

ADDITIONAL CHARGES

APARTMENTS AND HOUSES:

- If you miss a payment - such as your service charges - interest will be added at 4% above the Barclays Bank base rate, starting from when the payment was due until it’s paid.
- You must notify the landlord and the management company and pay their reasonable fees every time you sell, underlet or take out a mortgage/legal charge of the apartment. Please refer to the Event and Consent Fees Schedule below and the New Home Affordability and Indicative Costs Guide mentioned above.

APARTMENTS ONLY:

- If the landlord asks you to carry out repairs required under your lease and you do not do so within 30 days, the landlord can complete the work and charge you for the cost.
- If anything you do or allow on the Property causes a nuisance to the landlord, the management company or other owners, you will need to pay any costs involved in fixing the issue.

HOUSES ONLY:

- If you need Crest Nicholson’s consent to carry out works, then a fee of £35 is payable as an administration charge to process your request.

TITLE TO THE HOMES AT THE DEVELOPMENT

LETTINGS

Can I let my Apartment?

Your ability to let the apartment is determined by the lease and any conditions of your mortgage. You can let the whole of the apartment (as opposed to the letting of part) if the letting is an Assured Shorthold Tenancy agreement which ends when the tenancy term ends and does not give any long- term rights. You should take independent legal advice if you are in any doubt. (An Assured Shorthold Tenancy means a tenant is “assured” the legal right to stay as long as they pay rent, but only for a “short” fixed period after which the landlord can ask for the property back.)

ALTERATIONS

Can I alter my House (Freehold Property)?

Substantial Alterations: You cannot add to or alter any building on the property so as substantially affect their appearance without the prior written consent of Crest (such consent not to be unreasonably withheld or delayed). Any rebuilding must, so far as reasonably possible, match the building which it renews or replaces.

For the first 5 years of your ownership, you cannot:

- Construct any building or other structure, except a good quality domestic shed /outbuilding not exceeding 10ftx8ft in size with a maximum height of 2.5 metres);
- Construct any extension; or
- Make any alteration to the external appearance of any building or structure

Except in accordance with plans previously approved in writing by Crest for which a fee of £35 + VAT is payable.

Satellite dishes or similar apparatus cannot be placed on the front elevation of any dwelling on the Property (nor in any position forward of such elevation)

PETS

Am I allowed pets in my HOUSE?

Yes, but please don't keep poultry, pigeons, or birds of prey on the property.

RESALE RESTRICTIONS/COVENANTS

What is a covenant?

A covenant is a legally binding "promise" or rule written into the property's title deeds. These rules dictate what you can and cannot do with your home or land.

Are there any resale restrictions or covenants?

- There is a restriction on the title which requires you to ensure your service charge is paid up to date and that proper notice of the transfer is given to the Management Company, please see the Professional Fees section above.

RIGHTS AND EASEMENTS AFFECTING THE HOMES ON THE DEVELOPMENT

What is an easement?

An easement is a legal right that allows one party to use a piece of land they do not own for a specific purpose. While a covenant tells you what you can't do, an easement usually gives someone else the right to do something on your land (like walking across it or running a pipe under it).

Shared Access - For plots with shared access/driveways/footpaths: Plots with blue cross hatched areas within the red edging shown on the plan are served by a shared access/driveway/footpath ("Shared Access"). Ownership of the Shared Access is divided between the owners of those plots. Each plot owner will have a right to use the Shared Access for all reasonable purposes, and must contribute a fair proportion of the cost of maintaining, repairing and renewing it.

Shared infrastructure - For plots with shared infrastructure: Plots with yellow shading within the red edging have a drainage easement running through their plot. This provides services to the plots and neighbouring properties.

What is an exceptional restriction?

The term exceptional restriction usually refers to a specific type of planning condition or legal entry that is more stringent than a standard covenant.

There are no exceptional restrictions around the use of, occupancy or appearance of the House other than those mentioned below. You should ask your solicitor for legal advice on these, along with the other terms included in the title deeds and lease.

Applicable to Houses:

- Your home is for private residential use only – you cannot carry on any trade, business or profession from it.
- Trailers, caravans, boats and commercial vehicles are not allowed on the development, save for commercial vehicles delivering to or collecting goods your home
- The open space areas can be used for quiet enjoyment. Please avoid playing games, playing music or any activities likely to disturb other homeowners. Children under 10 must always be accompanied by an adult.
- Other buildings may be built or altered within the development (but in the case of Apartments, not your block). These changes could affect views or natural light, but they will never block your access to your home.
- Heavy goods vehicles cannot be parked on the property or anywhere else on the development. Light goods vehicles, caravans, boats, trailers or similar must be kept out of sight of the other properties on the development].
- Please don’t put up rotary airers, washing lines, poles, or any similar equipment for drying clothes in front of your home. Clothes should not be left out to dry in any position forward of the front elevation of the property.

You should ask your solicitor for legal advice on these, along with the other terms included in the title deeds and lease.

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FLOOD RISK

Flood risk to site is low. Site falls in the western part of the site so care has been exercised to ensure that pluvial flows can make their way offsite in a manner that will not give rise to flood risk to properties on site or offsite. CBC’s Level 2 SFRA shows that a small part of the Application Site (approximately 5%) is at risk of fluvial flooding from the ditch running along the southwestern boundary. Minimum finished floor levels are proposed to be set a minimum of 150 mm above external ground levels or 300 mm above the appropriate design flood level, whichever is greatest. CBC have confirmed that they have no records of historic flooding at the Application Site Correspondence with the Environment Agency has confirmed that they have no records of historic flooding to the Application Site.

COALFIELD OR MINING AREA

None

ANY OTHER KNOWN ISSUES WITH THE PROPERTY

None

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT AND TIMESCALES FOR FUTURE PHASES

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT AND FACILITIES WHICH CREST NICHOLSON IS PARTY TO ON THE DEVELOPMENT

The outline planning consent reference number under which the development is being constructed is CB/21/05416/OUT with the reserved matters approval being granted under reference CB/23/01360/RM and CB/24/01455/RM.

The detailed planning consent reference number under which the development is being constructed is CB/21/05416/OUT

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

We have not committed to any future phases at this stage.

POTENTIAL FUTURE PHASES (NOT COMMITTED TO)

We have not committed to any future phases at this stage.

We are aware of potential future development on land directly to the South of Toddington Road. No planning application has been submitted, and it is not certain when a planning application will be submitted.

FACILITIES WHICH WE ARE PARTY TO ON THE DEVELOPMENT

What does party to mean?

When a developer is a “party to” the facilities on a development, it means they have a continuing legal obligation to manage, maintain, or provide specific infrastructure—even after they have started selling the individual homes.

We are party to the following facilities on the development LAP/LEAP/MUGA. The detailed planning consent reference number if CB/21/05416/OUT. There is also land dedicated to a 2FE school identified on the development.

The relevance of this to you is facilities will be available in the future once work complete for the residents.

The LAP/LEAP/MUGA will be maintained by the Management Company and costs included within the service charge.

Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

Illustrations, images, plans and content may show typical Crest Nicholson properties rather than properties from the actual development itself. Also they may depict furniture, fixtures and fittings which are not included in the sale of our new homes and optional extras which may be at additional cost. In addition elevation, materials, gradients, landscaping, street furniture and window and door sizes and locations are plot specific and may vary.

Please speak to a sales executive for details of current availability and pricing, any offers, promotions or incentives and their associated terms and conditions, other charges applicable to ownership, optional extras, updates to completion dates and plot specific information.