LEWIN PARK

DEVELOPMENT FACTSHEET

09.03
2026

CONSTRUCTION AND FEATURES OF THE PROPERTIES AT THE DEVELOPMENT

CONSTRUCTION METHOD

- Traditional Brick & Block

PARKING

The development consists of 152 parking spaces (93 allocated and 59 allocated M4(2) spaces for the properties. There is also an additional 26 unallocated spaces and 20 visitors' spaces inside the development. Some Properties may have garages, and these are identified on the plans. In total there are 36 garage spaces across the development which serve plots 83-89, 91, 100-102, 111-114, 123-141, 158-161.

All allocated parking spaces have the benefit of an EV charger installed to the property which can charge up to 7kW.

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

Some of the properties across the development have been constructed to Part M4(2) of the Building Regulations. This provides step free access into and out of the properties. Please refer to the plans at reservation to confirm which plots this affects.

Plot 133 is the only property on the open marked that has been built in accordance with M4(3) adaptable of the Building Regulations allowing for adaptation by the customer.

The roads have suitable crossing points and dropped kerbs to allow for ease of crossing and step free access to all.

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 supplemented with PV panels

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]
- Electric radiators with air source hot water cylinder [and smart meter] – Plot 101 only

BROADBAND

- Fibre to the premises
- Openreach

MOBILE SIGNAL/COVERAGE

EE – variable outdoor service. 02 - Good outdoor and indoor service. Three – good outdoor service. Vodafone – Good outdoor variable indoor service.

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 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.

EST. 1963

CREST NICHOLSON

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

- Company Secretarial Fees £512.50 + VAT per annum
- Management Fees £106,965 + VAT per annum

	Fee (this includes VAT)
Notice of transfer/charge	£156.00
Pet consent	£60
Property alterations consent	£180
Compliance certificate (certificate of consent for title restriction)	£156
License to assign	£156
Sales enquiries - Freehold (up to 8 reasonable questions)	£108
Sales enquiries – Leasehold (up to 8 reasonable questions)	£108
Standard Information Pack	£330
LPE1/FME1 Information Pack	£390
Fast Track - expediency fee	£96
Remortgage Pack	£96
Share/membership certificate	£85
Lost share indemnity certificate	£85
Sublet consent fee	£60
Renewal consent	£40
Deed of Covenant (prepared by buyer's solicitors)	£156

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 are none except for a requirement that when you come to sell your property in the future, any incoming buyer will need to enter into a Deed of Covenant. The Deed of Covenant is a promise by the new owner of the property to carry on complying with the same restrictions and covenants during their period of ownership of the property as you including, amongst other things, the payment of service charge to the Management Company. This requirement is secured as a restriction against the title to the property at Land Registry. A restriction is a legal entry on the title to the property which prevents the sale, transfer or mortgage of the property unless certain conditions are met, in this case that the Deed of Covenant has been entered into by an incoming buyer.

Please refer to the section below for details of exceptional restrictions affecting the property.

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).

The Developer will reserve some rights over the property within the Plot Transfer Deed. These rights help the Developer to ensure the functional, legal and practical operation of the property and the wider development. These rights allow for essential services, such as utility pipes and cables, drainage and shared accessways and they "run with the land" which means that they remain in place even if the property is sold.

Pipes, cables and wires for essential services (drainage, electric, water, gas, fibre etc.) often run under properties and easements are reserved for the Developer and the utility companies to access these to install, maintain and repair them.

The Developer will also reserve rights to enter the property to complete work on the remainder of the development, such as construction works on adjacent properties or completing landscaping on adjacent properties.

Rights are also reserved for the Developer and other property owners to enter the property to maintain, repair or replace walls, fences or the exterior of their buildings.

The Developer will include their standard reservation of rights in the Plot Transfer Deed when plots on this development are transferred to buyers. Therefore, all buyers on the development will be subject to the same rights. Even though these are standard rights, it is important that these are reviewed by your solicitor, to ensure that you understand them and are happy with them.

Some properties will be affected by a shared access. These accesses are utilised by more than one property, whether on foot only or with vehicles. The shared access will be indicated on the Conveyance Plan.

In the case of houses, ownership of a shared access is usually split between the properties which need to use it. Rights allowing you to use the parts of the shared access owned by the adjoining properties are included in the Transfer Deed relating to the property. Rights are also reserved in the Transfer Deed relating to the property allowing adjoining owners to use the part of the shared access which falls within your property. These rights are subject to an obligation that all users pay a reasonable sum towards the cost of maintenance and repair of the whole of the shared access in the future.

Some properties will be affected by new sewer easements which are granted to the Water Authority under the section 104 Agreement, which is the new sewer adoption agreement entered into between the Developer and the Water Authority. These easements will be shown on the Conveyance Plan (and may be referred to as a “Protected Strip”). You will not be able to build plant or significantly alter the surface of this area. The rights, restrictions and covenants relating to the Protected Strip will be included in the Transfer Deed.

Please ensure that your solicitor fully reviews any rights or easements affecting the property with you.

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.

You should be aware of the following:

- 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.

In respect of planning:

- Please refer to condition 6 of the Reserved Matters approval for Phase 1 and condition 24 of the Full Planning Permission for Phase 2:
- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

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

APPLICABLE TO APARTMENTS AND 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
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You should ask your solicitor for legal advice on this, along with the other terms included in the title deeds and lease.

FLOOD RISK

The Developer is not aware of any flooding affecting the development.

COALFIELD OR MINING AREA

The Developer is not aware of any mining issues affecting the development.

ANY OTHER KNOWN ISSUES WITH THE PROPERTY

The Developer is not aware of any other issues affecting the development.

Following acquisition of the land for development, the Developer has undertaken various reports to investigate the ground conditions. All properties constructed by the Developer are approved to Building Regulations standards of design and construction and any conditions of the planning permission will be complied with.

However, you should satisfy yourself as to the condition of the property, its suitability for your purposes and all matters affecting the property (such as flooding, mining and any other issues outlined here or not) by carrying out your own searches, enquiries and surveys as part of the conveyancing process.

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

There are two phases to the development. Phase 1 comprises 82 plots and is being constructed under outline planning permission CB/19/00336/OUT and reserved matters approval CB/21/04193/RAM

Phase 2 comprises 79 dwellings and the full planning consent reference is CB/23/04110/FULL.

The detailed planning consent reference number under which the development is being constructed is CB/19/00336/OUT

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

There are only two phases.

POTENTIAL FUTURE PHASES (NOT COMMITTED TO)

None

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: equipped play areas, public open space landscaping private roads and shared drive accesses. These will, once completed, be transferred to the management company. There is a pumping station that will be adopted by the local Water Authority. The balancing pond will be managed by the Management Company.

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.