CAMPBELL WHARF

DEVELOPMENT FACTSHEET

06.03
2026

CONSTRUCTION AND FEATURES OF THE PROPERTIES AT THE DEVELOPMENT

CONSTRUCTION METHOD

- Pile and ground beam foundation, RC frame, SFS inner leaf, masonry outer leaf, warm flat roof.

PARKING

Parking spaces form part of the properties demise

- Use of 30 visitors parking spaces which are shared with 65 other properties.
- 13 designated disabled spaces.

SPECIFICATION

- Floor finishes 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);
- Plot numbers 318 to 383 served by passenger lift.

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

UTILITIES

ELECTRICITY SUPPLY

with smart meter

- Mains electricity supply with smart meter

WATER SUPPLY

- Mains water supply with meter

SEWERAGE

- Mains sewerage

HEATING

- Electric radiators with electric hot water cylinder

and smart meter

BROADBAND

- Fibre to the premises

MOBILE SIGNAL/COVERAGE

EE – 83% Three – 80% O2 – 66% Vodafone – 63%

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?

- APARTMENTS at this development are “leasehold with managed common areas” which are registered at Land Registry. This means that you have the right to live in or rent out the apartment for the length of the lease. You do not own the building or the land it sits on. Under the lease, you will usually own, and be responsible for, everything inside the apartment’s walls (such as floorboards, plasterwork to the ceilings and walls) but not normally the external or structural walls. The lease documents will set out the exact detail, and your solicitor can advise you if you have questions.
- The length of the lease for apartments at this development is 250 years from 27/04/2018, (this is called the lease “term”). Shared parts of the building and the estate are maintained and insured by a management company.

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?

- APARTMENTS pay an additional “Building Charge” for the maintenance and insurance of the shared parts of their apartment building.
- 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 Estate Charge information available at this point in time with this factsheet. We are not aware of any circumstances which may give rise to an increase in the Estate Charge nor a change in the basis of the 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 included within this factsheet represent an estimate only and the final figure Estate Charge you will pay will be based on the costs incurred in the relevant service charge year. The Estate Charge will also vary from year to year depending on the nature and extent of the maintenance carried out in any one year.

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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

These increase annually in line with CPI at the end of each financial year. Should the managing agent change, then these fees may change. The current Fees charged are as follows:

- Company Secretarial Fees £616.76 + VAT per annum
- Management Fees £56,056 + 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)	£180
Licence to assign	£180
Sales enquiries - Freehold (up to 8 reasonable questions)	£120
Sales enquiries - Leasehold (up to 8 reasonable questions)	£120
Standard Information Pack	£348
LPE1 FME1 Information Pack	£408
Fast Track - expediency fee	£150
Remortgage Pack	£102
Share/membership certificate	£90
Lost share indemnity certificate	£90
Sublet consent fee	£60
(renewal consent)	£40
Deed of Covenant (prepared by buyer's solicitors)	£180

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. (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.) From 1 May 2026, Assured Shorthold Tenancies will be converted to open ended, periodic assured tenancies meaning no more fixed terms, all existing Assured Shorthold Tenancies will become rolling month agreements, introducing greater tenant security with required two-month notice for termination by landlords, who must have specific grounds. You should take independent legal advice if you are in any doubt.

ALTERATIONS

Can I alter my Apartment?

You cannot alter the structure. However, if you want to:

- Make alterations to the plan, design or elevation; or
- Make any openings in the Apartment; or
- Open up any floors, walls or ceiling to alter any pipes, wires, ducts or 'conduits'; or
- Alter any of the landlord's fixtures, fittings or appliances

Then you need to:

- Get written consent from the landlord or its agents before starting the work; and
- Pay the landlord's reasonable and proper legal and surveyor's fees.

Check your mortgage conditions as to your ability or otherwise to make changes to the apartment, as it is security for their loan and changes may need lender approval.

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 APARTMENT?

Yes, provided the consent of the management company is obtained (such consent not to be unreasonably withheld or delayed).
The Apartment lease states that this consent can be withdrawn where any permitted pet causes nuisance or annoyance to the landlord, the management company or to any of the other occupants of the apartments in the building. You may also want to think about additional insurance.

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?

FOR APARTMENTS ONLY: You can only sell, transfer or give up possession of the whole of your Apartment (not part) and if you want to do this in the last 7 years of your lease, you will need the consent of the landlord or their agent (which can’t be unreasonably refused or delayed) but they may charge a reasonable fee for processing it.

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).

In the lease the Landlord retains various rights to access the Premises for maintenance, development, and service provision purposes. While these rights may cause temporary inconvenience, they are subject to conditions ensuring minimal disruption and maintaining the Tenant's quiet enjoyment of the premises.

You should ask your solicitor for legal advice on the terms included in the title deeds and lease.

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 Property other than those mentioned in the lease (and we consider that these are standard and not exceptional).

You should be aware that your lease will not permit you to use the Property other than as a private residential apartment for use by a single household. You should ask your solicitor for legal advice on the terms included in the title deeds and lease.

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

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
- 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.

APPLICABLE TO APARTMENTS:

- You have the exclusive right to use your allocated parking space for one fully taxed and licensed private car or motorcycle. The vehicle must be roadworthy and fit entirely within the boundaries of the space.
- Paid vehicle maintenance (where you charge others) is not allowed. If you do, the landlord or management company can remove any neglected or abandoned vehicle and recover their costs from you.
- Please do not hang or display window boxes, clothes, washing, aerials, satellite dishes, or any similar equipment from your Apartment or balcony/terrace. Only aerials installed by the landlord or management company are allowed.
- Please keep noise to a minimum in your Apartment. Musical instruments, radios, speakers, or similar devices should not be played loudly, and singing should not disturb other residents. Between 11pm and 9am, these should not be audible outside your property.
- You can use the gardens in the communal areas for quiet recreation. Please avoid ball games, barbecues, or any activities likely to disturb other homeowners. Use of the gardens is also subject to any rules set by the Management Company from time to time.
- Barbecues aren’t allowed anywhere on the property, including balconies, communal gardens, open space areas, or common parts of the building and the development. This helps prevent fire risks and ensures the outdoor spaces stay pleasant for all residents.

APPLICABLE TO HOUSES:

- 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 this, along with the other terms included in the title deeds and lease.

FLOOD RISK

The online flood mapping for the site published by the Environment Agency indicates that the entirety of the site is located within an area of low fluvial (rivers) and tidal (sea) flooding probability - Flood Zone 1. These areas are unlikely to be flooded directly from rivers.

On the site, there is a risk of surface water flooding ranging from very low to high. The majority of the site is located within an area with a very low risk of surface water flooding. A high risk of flooding from surface water is evident in the centre of plot H4. This area appears to be associated with an existing ditch running through the site. The development will remove this ditch. The surface water flows will be collected and conveyed within a new surface water drainage system, which will discharge into the public surface water sewer network.

The Strategic Flood Risk Assessment does not identify any incidents of groundwater flooding occurring within the vicinity of the site and the risk of groundwater flooding is minimal within the site.

There is a low risk of sewer flooding and no indication of flooding from reservoirs.

COALFIELD OR MINING AREA

None

ANY OTHER KNOWN ISSUES WITH THE PROPERTY

Your environmental search may reveal a risk of Subsidence / Ground Stability. The Block Apartments at Campbell Wharf are constructed using a Piled Foundation system. This would be the typical adopted solution where soils are not suitable for such constructions. The use of a piled solution foundation is not dependant on the ground immediately below the building structure.

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

On 14 November 2017 a reserved matters application (17/00850/REM) pursuant to outline permission 04/00586/OUT was granted for the erection of 383 dwellings, retail floor space (Use Class A1), restaurant and café floor space (Use Class A3), nursery floor space (Use Class D1) and flexible retail / café / restaurant / business floor space (Use Class A1/A3/B1), 9 berth layby marina; with associated car parking, roads, landscaping, private and public open space, and other infrastructure works. Further details can be obtained direct from Milton Keynes Council planning portal, link below.

View and comment on planning applications | Milton Keynes City Council

The detailed planning consent reference number under which the development is being constructed is 17/00850/REM. A partial replan of the details approved under this reserved matters approval (17/00850/REM) was obtained for Block 5 under application no 21/02457/FUL approved on 29 July 2022.

The detailed planning consent reference number under which the development is being constructed is 17/00850/REM

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

We have also committed to the following future stage(s) of the development:

Freehold houses at the north end of the development. The detailed planning consent reference number is 17/00850/REM.

The timescales for these future phases are unknown at present. Please note that these are indicative only and are subject to change.

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 not party to any facilities on the development other than any which may be referred to in the planning consent referred to above and any associated Section 106 agreement.