HUNTS GROVE

DEVELOPMENT FACTSHEET

10.03
2026

CONSTRUCTION AND FEATURES OF THE PROPERTIES AT THE DEVELOPMENT

CONSTRUCTION METHOD

- Traditional Brick & Block

PARKING

Private parking bays are included within the land transfer for each private unit.

Visitor parking bays will be adopted as part of public highways.

List whether the parking spaces form part of the properties demises or if there are separate deed/contract/right to use the parking spaces.

- EV charging - Yes 7kW socketed EV charger
- Use of 8 visitors parking spaces which are shared with [128] other properties.
- 0 designated disabled spaces.

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

Eon

- Mains electricity supply with smart meter supplemented with PV panels

WATER SUPPLY

Severn Trent Water

- Mains water supply with meter

SEWERAGE

Severn Trent Water

- Mains sewerage

HEATING

- Metered mains gas with boiler and radiators

BROADBAND

- Fibre to the premises

MOBILE SIGNAL/COVERAGE

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 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.

SERVICE CHARGE BUDGET ESTIMATE | SUMMARY

Estate: Hunts Grove
Period: 01 Oct 2025 – 30 Sep 2026
Status: Approved

Figures are based on estimated costs at the beginning of the year. Subject to change.
VAT included where relevant.
RPI (annual at time of budget): 4.2%

EXPENDITURE

Expenditure Heading	Last Year Budget £	New Year Budget £	Variance £	What is this for?	Notes on change

Utilities					
101 – Electricity	628	2,287	1,659	Electricity supply to communal areas (e.g., lighting, power)	
Maintenance					
201 – Cleaning	1,475	1,992	517	Cleaning of communal areas	
202 – Garden Maintenance	6,000	6,200	200	Maintenance of external communal grounds and gardens	
203 – Landscape Maintenance	1,400	1,400	0	Management of soft landscaping	
205 – Fence Maintenance	500	500	0	Inspection/maintenance of fencing and boundary repairs	
2071 – Tree Survey	2,500	2,800	300	Annual inspection of trees on the estate communal areas	
209 – General Maintenance	7,000	7,100	100	Includes reactive repairs and general minor works needed separately	
216 – Waste Management	6,000	6,200	200	Refuse collection and waste management services	
Fire Safety					
220 – Fire Equipment	115	140	25	Inspection and maintenance of fire systems: alarms, dry risers, detectors	
221 – Fire Safety	2,000	2,000	0	Reactive maintenance of fire systems	
225 – Gates Maintenance & Repair	1,000	1,000	0	Maintenance and reactive repair of site gates	
230 – Play Area	2,800	2,800	0	Safety inspections of play equipment	
240 – ROSPA Inspection	120	120	0	Annual external inspection to ensure equipment complies with legislation	
250 – Buildings Insurance	1,500	1,750	250	Communal building insurance	Increase due to rising insurance rates
260 – Public Liability Premiums	3,600	3,600	0	Insurance cover for the building common areas and public liability	
Administration					
301 – Management Fees	13,125	13,850	725	Provision of independent certification of the estate's Year End Accounts	General increase
400 – Bank Charges	411	411	0	Costs for processing payments by the managing agent	
403 – Admin Fees	625	625	0	General administrative work in relation to the estate	
410 – Health & Safety	500	500	0	Health & Safety review and fire risk assessment	
413 – Other Admin (incl. VAT)	1,200	1,330	130	Printing, postage and communication	Cost increase
427 – Developer Contribution	-55,500	-36,337	19,163	Contribution made by developer	Adjusted as estate phases complete

OPERATING EXPENDITURE

Previous Year Total: £82,537
New Budget Total: £115,653
Variance: £33,116

RESERVE FUND

Opening Reserve: £1,900
Movement: £2,065
Closing Reserve: £3,965

TOTAL BUDGET

Total: £84,437 (LY) → £118,403 (NY) → **£33,116 variance**

NOTES

- All figures are estimates and may change.

- Budget includes VAT where applicable.
- Costs increase year-on-year due to inflation, service costs, and legislative requirements.
- Reserve fund contributions are allocated for major future works.

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

Post completion fees:

- Completion Requirements (Fees inc VAT)
- Deed of Covenant Fee £156
- Notice of Transfer Fee £144
- Admin Fee Compliance £144

If packs are needed it is £336.00 inc vat for freehold and £360.00 inc vat for leasehold

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?

A restriction on title will have to be complied with and you should ask your Solicitor for legal advice in this regard.

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).

A drainage easement affects plot 43. You should ask your Solicitor for legal advice in this regard.

Plots 18-23, 28, 29, 31-35, 37-52, 66-82 incorporate shared access drives and/or footpaths which serve the properties. You will be required when the time arises to contribute (along with your neighbours) to costs associated with inspecting, maintaining, repairing and renewing any such areas.

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 standard restrictions which you should ask your Solicitor for legal advice on. Some examples are shown below:

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 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 site is currently recorded as being in Flood Zone 1; low probability of flooding.

COALFIELD OR MINING AREA

There are no known issues relating to coal or other mining that may have an adverse impact on the property.

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 detailed planning consent reference number under which the Development is being constructed is S.06.1429.OUT for development of approximately 106ha of land at Colethrop Farm, Hardwicke for 1,750 dwellings (and other)

S.09.1692.VAR dated 19 January 2010 provided for a variation of conditions in the OUT to allow for alternative phasing of the development to facilitate commencement of development without constructing the A38 junction.

S.15.1498.VAR dated 14 September 2017 provided for a variation of 35 conditions in S.09.1692.VAR

The Reserved Matters for R11/R12 was obtained on 24 January 2020 under reference number S.19.2418.REM for 83 dwellings on parcels R11 and R12 for access, appearance, landscaping, layout and scale of planning consent S.15.1498.VAR

S.20.0536.MINAM dated 06 April 2020 provided for a minor amendment to the REM to substitute approved housetypes

S.20.2279.MINAM dated 19 November 2020 provided for a minor amendment to the REM to substitute approved housetypes and change to approved external materials

S.20.2783.MINAM dated 25 January 2021 provided for a minor amendment to the REM in respect of plots 6-20 and the housetype pack

S.21.0614.VAR dated 15 June 2021 provided for a variation of condition 1 in the REM to amend the housing mix and the variety of housetypes

S.22.1902.MINAM dated 17 November 2022 provided for a non-material amendment to the REM for a variation of condition 1 (approved plans) for minor alterations to planning layout and fenestration

S.23.1655.MINAM dated 12 September 2023 provided for a non-material amendment to S.21.0614.VAR for a variation of condition 1 (approved plans) to update the housetype pack, to swap housetypes on plot 42 and to extend the garages on plots 9 and 10

The detailed planning consent reference number under which the development is being constructed is S.06.1429.OUT

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

The adjacent R7 has now officially been launched.

POTENTIAL FUTURE PHASES (NOT COMMITTED TO)

There are no known potential future phases at this stage.

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, namely the provision of the open space areas, private roads and any private drainage. The detailed planning consent referenced above will clarify. The relevance of this to you is that service charges will apply, as detailed above, as such areas will be transferred to 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.