CREST NICHOLSON AT MALABAR

DEVELOPMENT FACTSHEET

10.03 2026

CONSTRUCTION AND FEATURES OF THE PROPERTIES AT THE DEVELOPMENT

CONSTRUCTION METHOD

- Traditional Brick & Block

PARKING

- The parking spaces across Malabar form part of the properties' demise.
- EV charging – Yes, 7.4kW socketed EV charger.

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);
- A level access shower.
- Lateral living layouts, either single storey properties or essential rooms located on the entrance level.

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

and smart meter.

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?

None known at present. The service charge budget is intended to provide customers with the best estimate of anticipated annual estate costs but may be subject to change due to inflationary changes, contractor prices increases and changes to areas handed over. We or the managing changes of any future changes.

A copy of the budget is attached to this factsheet and shows how much service charge is payable per year for the development which is expressed to be Phase 1A Crest Nicholson at Malabar.

Currently the Service Charge is £200 per plot, and the detailed list of services provided by the Management Company is part of the Service Charge.

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

PRE-SALE

Description	Fee (ex VAT)	Fee (inc VAT @20%)
Expedited LPE1 Pack – Next working day *(By Prior Confirmation Only)*	£450.00	£540.00
Standard LPE1 Pack – 5–7 working days	£350.00	£420.00
Expedited FME1 Pack – Next working day *(By Prior Confirmation Only)*	£170.00	£204.00
Standard FME1 Pack – 5–7 working days	£135.00	£162.00
Expedited Remortgage Pack – Next working day *(By Prior Confirmation Only)*	£160.00	£192.00
Standard Remortgage Pack – 5–7 working days	£125.00	£150.00
License to Assign	£200.00	£240.00
Additional Enquiries (per 5 questions)	£50.00	£60.00
Building Safety Act enquiries (per 7 questions)	£100.00	£120.00

POST COMPLETION

Description	Fee (ex VAT)	Fee (inc VAT @20%)
Notice of Assignment/Transfer/Charge	£100.00	£120.00
New Owner Registration	£47.50	£57.00
Deed of Covenant	£180.00	£216.00
Certificate of Compliance	£180.00	£216.00
Issuance of Share Certificate	£180.00	£216.00
Membership Registration	£47.50	£57.00
CONSENTS		
Consent to Sublet (per tenancy)	£62.50	£75.00
Consent to Alterations	£200.00	£240.00
Consent to Pets (per pet)	£62.50	£75.00

Please note that these are likely to increase annually in line with RPI. Should the managing agent change, then these fees may change.

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)

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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?

Upon the transfer or assignment of the property your solicitor must ensure that:

- they give notice to management company or its agents with full particulars and pay their reasonable fee; and
- the transferee of the property:
  - agrees to become a member of the Management Company
  - enters into a deed of covenant with the Management Company in the form set out in the transfer deed

There is a provision in the plot transfer not to erect or allow to be erected any sign advertising sale, let, or any other disposal of the property within two years of the plot transfer.

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 transfer deeds contain standard easements which benefit the property (referred to in the transfer deed as 'Appurtenant Rights') and easements which the property is transferred subject to (referred to as 'Adverse Rights').

The property benefits from easements which you would expect to see on a new development such as rights of way to and from the property, rights to receive services and of support; rights to use the communal areas and facilities and if necessary, rights of entry onto adjacent land in order maintain the property and its services.

Likewise, the property is transferred subject to rights which benefit us, the Management Company, utility providers and the owners of other properties on the estate to use any services which run within the boundaries of the property and of support; and if necessary, to enter onto the property to carry out works.

For example, if the property is served by Shared Access (shown coloured blue and/or brown on the plot plan) or if part of the property made up of a Shared Access then more information about this can be found at in the plot transfer, suffice to say that appropriate rights of access for all who require use over the same will be granted to those who require such access.

Please note that the Shared Access will not be maintained by the Management Company but will be maintained by respective plot owner and users of the same.

There is a Drainage Easement affecting Plots 1-5, 27-30, 36-40 and 49-52. The owners of these Plots must not erect any building or other structure within 1.5 metres measured horizontally from the centre line of the services easement, plant any trees or other deep rooting plants or shrubs nor to do anything which is likely to cause damage to or prevent access to any such services.

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 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 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

None

COALFIELD OR MINING AREA

None

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.

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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 development is part of a Wider Estate called Malabar which is being developed by Crest Nicholson Operations Limited and Spitfire Bespoke Homes Limited across various phases.

The Wider Estate is comprised of up to 1100 dwellings and related infrastructure, e.g. a school and a local centre.

The detailed planning consent reference number under which the Wider Estate is being constructed is DA/2019/0750 dated 5 November 2021.

Crest's Phases 1A and 1B for up to 222 dwellings are being constructed under the planning consent reference number WND/2022/0800 dated 20 March 2023 which has been later non-materially amended.

Full details of the planning permissions could be accessed via: https://wnc.planning-register.co.uk/

The detailed planning consent reference number under which the development is being constructed is DA/2019/0750

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

Subsequent phases at Malabar to be developed by Crest are shown coloured purple on the below extract:

The current Phase 1A is referred to by letters C and F on the above plan.

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)

We have not committed to any other phases at the Wider Estate at Malabar apart from those mentioned above.

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 facilities included within our legal title out of which the dwellings are being sold, e.g. roads which are constructed within Phase 1A Malabar.

The spine roads (i.e. roads between the phases of the Wider Estate of Malabar) and open public space serving Phase 1A are located within the legal title of the other developer of the Wider Estate, and our buyers have a right to use those by way of a transfer deed between the two developers, which will be open for inspection within our legal pack.

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.