ASPEN GRANGE

DEVELOPMENT FACTSHEET

13.03
2026

CONSTRUCTION AND FEATURES OF THE PROPERTIES AT THE DEVELOPMENT

CONSTRUCTION METHOD

- Traditional Brick & Block with full filled cavity.

PARKING

- EV charging Yes 7kW socketed EV charger
- Use of 38 visitors parking spaces which are shared with 258 other properties.
- Plot 88 parking spaces are not within property demise but is conveyed to the plot. All other plots have a minimum of 1 space conveyed within there demise.

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 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 to plots 1-8,25-59,64-67,83-97,145-153,253-258
- Air Source Heat Pump with radiators and smart meter to plots 98-122,136-144,161-174,179-184,195-204,229-234,239-252

BROADBAND

- Fibre to the premises

MOBILE SIGNAL/COVERAGE

O2 – Good outdoor, Variable in Home. EE – Good outdoor, Variable in Home. Vodafone – Good outdoor, Variable in Home. Three – Good outdoor

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.

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

(All prices include VAT)

HOURLY TIME CHARGES FOR OUT OF SCOPE ACTIVITIES	RML (Inc VAT £)
Director	£240.00
Regional Manager or Department Head	£155.00
Property Manager	£115.00
Assistant Property Manager or administrative support	£75.00

CONVEYANCING AND LEASE ADMINISTRATION	
Leasehold Sale Pack	£380.00
Lower level of history of renewal of information recently provided	£250.00
Freehold Sale Pack	£320.00
Lower level of history or renewal of information recently provided	£200.00
Sale Pack - Re-mortgage	£120.00
Revised pack/Just taken on	£150.00
Additional Queries - level 1 (up to 5 queries)	£65.00
Additional Queries - level 2 (6-10 queries)	£125.00
Additional Queries - level 3 (Over 10 queries)	£245.00
Arrangement of permission to sublet	£150.00
Arrangement of permission for non-structural alterations	£150.00
Arrangement of permission - EV charging equipment	£180.00
Arrangement of pet licence	£75.00
Lease Extensions/variations	£200.00
Notice of Assignment (Managing)	£150.00
Notice of Assignment (Not Managing)	£150.00

Certificates (issuing new and duplicates)	£180.00
Notice of Mortgage	£120.00
Preparation of Deed of Covenant / Completion of ID2 Form	
Land Registry Fee	£16.00
Licence to alter - BH only (minimum fee)	

PROVISION OF EMERGENCY HELPLINE OUTSIDE OFFICE HOURS	
Charge Per Unit	£22.00

INSURANCE CLAIMS	
Handling fee per hour	£130.00

GROUND RENT COLLECTION	
TBA - minimum 10%	10%

SAFETY CHARGES	
Mid Rise (11-17.9m) - fee per unit (not set up cost)	£5.40
Mid Rise minimum fee £500 (£600 inc VAT)	
HRB (over 18m or 7 storeys, whichever is lower) - fee in 1st Year	£3,000.00
HRB (over 18m or 7 storeys, whichver is lower) - fee in 2nd year is per unit	£14.40
HRB minimum fee £500 (£600 inc VAT)	

MISCELLANEOUS OTHER	
Set up fees (may include third part costs depending on development) - 10 Hours Additional hourly charge for onboarding issues (forensics)	
Communication and administration fees - per unit (minimum fee £50 inc VAT & full price in yr. 1)	£4.50
Handover preparation and administration fees (at end of management)	£595.00
Issuing keys, fobs, parking permits etc.	£40.00
Photocoping - standard charge	£40.00
Additional per sheet	£0.38
Document requests	£65.00

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.
- Planning condition 16 withdraws permitted development rights and imposes restrictions within areas of visibility splays.

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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- 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 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

None.

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

The detailed planning consent reference number under which the development is being constructed is DC/21/03287 granted by Mid Suffolk District Council on 28 April 2023.

A non-material amendment granting approval for various amends to the plans was granted under reference DC/23/03188 on 5 October 2023.

Please note that all plots will be built in accordance with Part L of the 2021 edition of Building Regulations. Depending on construction and implementation timescales some plots may be subject to further regulations set to be imposed from 2025. Please ask your solicitor if you require further information.

Under the terms of the planning consent Air Source Heat Pump installations are available as a paid for optional extra at the initial sales stage. The costs and availability will be dependent on build stage. Please ask the Crest Sales Executive for further information.

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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)

Please note that there is potential for further development on adjoining land by others.

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 the maintained areas(POS Areas & LAP), which will be handed over to the Management Company on completion of construction on the development.