



WALTON COURT GARDENS

CONSTRUCTION AND FEATURES OF THE PROPERTIES AT THE DEVELOPMENT

CONSTRUCTION METHOD

- Traditional Brick & Block

PARKING

Spaces are right to use for each plot.

- EV charging Yes, 7kW socketed EV charger for each plot

SPECIFICATION

- Floor finishes are not included as standard on this development.
- Rear gardens are turfed 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

None

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 or ramped pathways).

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

- Electric radiators with air source hot water cylinder

BROADBAND

- Fibre to the premises
- Openreach

MOBILE SIGNAL/COVERAGE

Vodafone – 83% 3 – 77% EE – 76% O2 – 74%

For an indication of specific speeds and supply or coverage in the area, please see the [Ofcom checker](#).

COASTAL EROSION

None



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BUILDING SAFETY

BUILDING SAFETY DEFECTS, INCLUDING FIRE AND STRUCTURAL RISK MODIFICATIONS

None



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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.

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 £150 plus 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

SALES, RESALES, RE-MORTGAGES, LEASE EXTENSIONS, ETC.

Description	Fee	VAT	Total
Management information pack (15 working days' response)	£200.00	20%	£240.00
Postal copies of solicitor's information pack (additional fee)	£30.00	20%	£36.00
Additional enquiries (further to the information pack)	£50.00	20%	£60.00
Shared owner consent to re-mortgage	£105.00	20%	£126.00
Leasehold re-mortgage enquiries	£350.00	20%	£420.00
Cost Advice Report lease extension (fee paid to third party valuer, subject to change)	£150.00	20%	£180.00
Lease extension administration charge	£200.00	20%	£240.00
Requests for variations to lease (subject to solicitor fees)	£90.00	20%	£108.00
Rectification of retrospective memorandum of staircasing	£90.00	20%	£108.00

NOTICES

Description	Fee	VAT	Total
Receipt of Notice of Charge (only)	£90.00	20%	£108.00
Receipt of Notice of Transfer (only)	£90.00	20%	£108.00
Receipt of Notice of Transfer and Charge	£90.00	20%	£108.00
Receipt of Deed of Covenant	£90.00	20%	£108.00
Certificate of Compliance	£90.00	20%	£108.00
Receipt of RX applications	£90.00	20%	£108.00

PROVISION OF DOCUMENTS / INFORMATION

Description	Fee	VAT	Total
Copy of Lease (if held on records)	£35.00	20%	£42.00
Copy of Lease (from Land Registry)	Dependent on LR fee	—	—
Copies of invoices requested within six months of audited actual accounts issued	£30.00 per hour	20%	£36.00 per hour
Copies of invoices requested more than six months after audited accounts issued — minimum one hour. £0.25 plus VAT copying charge per side of A4	£50.00 per hour	20%	£60.00 per hour
Making available facilities for inspection of documents on leaseholder request — minimum charge one hour £0.25 plus VAT copying charge per side of A4	£50.00 per hour	20%	£60.00 p

Approval for alterations – complex changes, charged per hour (minimum one day charge – seven hours)	£50.00 per hour	20%	£60.00 per hour
Visit to inspect improvement or alteration, charged per hour	£100.00 per hour	20%	£120.00 per hour
Requests for consent or approvals, retrospectively as above, plus a premium of 100%	100% fees apply	—	—
Other requests, half day rate minimum (3.5 hours), thereafter charged £50.00 per hour	£175.00	20%	£210.00

SECTION 20 CONSULTATION

Description	Fee	VAT	Total
A flat rate charged to each leaseholder for a Section 20 consultation for major or cyclical works and qualifying long-term agreements	£60.00	20%	£72.00

SUPERVISION OF WORKS

Description	Fee	VAT	Total
Producing specification of works, tendering and supervision of major or cyclical works or other large projects where no external consultants are used — charged as % of final cost (exclusive of VAT)	10% of final cost	—	—
Oversight of production of specification, tendering and supervision of major or cyclical works or large projects where external consultants are used — charged as % of the final cost (exclusive of VAT), in addition to consultants' charges	5% of final cost	—	—

ENFORCEMENT OF COVENANTS

Description	Fee	VAT	Total
Where managing agent is requested to enforce covenants (e.g. breach of lease) — administration charged per hour. Any costs for legal advice, court fees or other costs incurred must also be covered.	£50.00 per hour plus all charges incurred	—	—
Where managing agent does not consider it reasonable to pursue, enforcement fees may still apply for investigation time.	£50.00 per hour plus all charges incurred	—	—

UNDERTAKING TENANT COVENANTS

Description	Fee	VAT	Total
Where managing agent must step in to action a tenant covenant or deal with breach, charged per hour (minimum half-day charge). Plus any costs, fees or other charges incurred.	£50.00 per hour	20%	£60.00 per hour
Where leaseholder is responsible, administration will be charged (minimum half-day) plus costs, fees or other charges incurred.	£50.00 per hour	20%	£60.00 per hour

INCOME RECOVERY

Description	Fee	VAT	Total
Leasehold Income LH2 letter (fee for second reminder)	£25.00	20%	£30.00
Leasehold Income LH3 letter (fee for final reminder)	£25.00	20%	£30.00
Telephone call to leaseholder in respect of arrears	£10.00	20%	£12

Office appointments to discuss arrears	£50.00	20%	£60.00
Home appointments to discuss arrears	£100.00	20%	£120.00
Admin charge for application made directly by A2Dominion to court (plus court fee)	£25.00	20%	£30.00
Admin charge for withdrawing application to court made directly by A2Dominion	£25.00	20%	£30.00
Admin charge for attending undisputed court hearing or tribunal unrepresented	£100.00	20%	£120.00
Admin charge for preparing and attending court hearing unrepresented where claim is disputed (charged per hour)	£50.00 per hour	20%	£60.00 per hour
Cost incurred for legal action and/or intended legal action (full costs of applications, legal advice and action undertaken by legal representative)	All costs	—	—

GENERAL ADMINISTRATION

Description	Fee	VAT	Total
Complex requests – one day rate minimum (seven hours), thereafter £50.00 per hour*	£350.00	20%	£420.00
Simple requests – half day rate minimum (3.5 hours), thereafter £50.00 per hour*	£175.00	20%	£210.00

NOTES

These charges are applicable for work which is not covered by the management fee and/or do not relate strictly to the management of the property. Where provision in the lease provides for alternative charges for any of these services, the fees provided for in the lease will prevail.

- **Application to A2Dominion to consider matters outside of, or prohibited by, the lease**, which will require consideration, will be charged for prior to anything other than general advice being given. The fee is payable whether or not consent or approval is given. Once general advice has been provided, no further discussions will be entered into until the fee is paid.*
- **Costs may be waived if outstanding arrears are cleared in full within seven days of action.** Charges for calls, appointments at office or home visits are only levied in cases of frequent recurring debt.**

This schedule of administrative charges is intended to cover most requests and charges A2Dominion may make; however, it is not exhaustive and additional fees may be levied. In all circumstances, A2Dominion will seek to keep its charges reasonable. Any fees for activities not covered by the schedule will either be made by comparison to this schedule or based on the hourly fees in this schedule.

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).

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.



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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

None

COALFIELD OR MINING AREA

None

ANY OTHER KNOWN ISSUES WITH THE PROPERTY

Asbestos fibres detected within the historically present made ground. Proposals submitted and approved by Local authority / building control and were presumably dealt with accordingly.

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 Outline Planning Permission is 2017/0928 from Elmbridge Borough Council dated 21 December 2018 (375 residential and mixed-use dwellings together with basement parking, ancillary residential facilities, access, servicing, car parking, cycle storage, plant, open space and landscaping following demolition all existing buildings). The Grant of Listed Building Consent is reference 2017/1084 dated 21 December 2018.

Non-Material Amendment reference 2019/0806 dated 24 April 2019 – change cladding for brickwork on side and rear elevations of the substations, external water tank, bin and cycle store located on the North Eastern Boundary of the site, opposite Block J.

Non-Material Amendment reference 2019/2075 dated 04 October 2019 – change location of substation from rear of Block J to rear of Block C, to remove further substation not required and to remove condition 27 of 2017/0928.

Grant of Planning Permission reference 2019/3171 dated 10 December 2019 – S73 to vary conditions 2 and 39 of 2017/0928.

Grant of Planning Permission reference 2023/1666 dated 23 August 2023 – S73 to vary conditions 2 and 42 of 2022/0791 to amend the layout of residential units and associated hard and soft landscaping and infrastructure within Block G resulting in 2 additional units from 373 to 375

Grant of Planning Permission reference 2024/1685 dated 23 September 2024 – variation of condition 2 of 2023/1666 to amend the layout of car parking and associated hard and soft landscaping adjacent to Block G

The detailed planning consent reference number under which the development is being constructed is 2017/0928

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)

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.