



DEVELOPMENT FACTSHEET

Bilham Lawn



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- Each property is conveyed with a minimum of 1 parking bay.
- Shared use of 8 visitor parking 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 /ADAPPTIONS

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: Mains electricity supply with smart meter.

WATER: 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: Coverage varies from 'Good outdoor' to 'Good outdoor, variable in home'.

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

Houses at this development are “freehold”. The land on which the houses have been, or will be, constructed is registered at Land Registry. 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.

TYPE OF OWNERSHIP

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.

RESERVATION FEE, SERVICE CHARGE AND OTHER FEES

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.

GROUND RENT

None.

What is the Estimated Service Charge payable?

You pay an annual Service Charge 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. This 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

House Type	Year 1	Years 2-5	Years 5-10
1 or 2 Bed	£532.85 + VAT	£532.85 + VAT + RPI*	£532.85 + VAT + RPI*
3 Bed	£532.85 + VAT	£532.85 + VAT + RPI*	£532.85 + VAT + RPI*
4 Bed	£532.85 + VAT	£532.85 + VAT + RPI*	£532.85 + VAT + RPI*
5 Bed	£532.85 + VAT	£532.85 + VAT + RPI*	£532.85 + VAT + RPI*

NB - Estate charge will depend on the number of units managed / handed over. If the total cost remaining the same for the full occupation the rate would be £352.90

*Annual increase in line with the Retail Prices Index (RPI).

Are there any known circumstances that will lead to an increase?

No. However, the amount of Service Charge may vary due to actual maintenance costs, inflation and contractor prices.

If any payments become overdue, interest is charged at 4% above the Barclays Bank base rate.

POSSIBLE FUTURE FEES:**OTHER FEES AND HOW THEY ARE CALCULATED**

- **EVENT FEE:** You pay this administration 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 an administration fee for the approval process.
- **MANAGING AGENT FEES:** There is a separate list of administration fees charged by the managing agent for this site.

For more details, see the New Home Affordability and Indicative Costs Guide, which you'll get before you reserve your home.

TITLE TO THE HOMES AT THE DEVELOPMENT

ALTERATIONS**Can I alter my House?**

- You need Crest Nicholson's consent for any alterations which substantially affect the appearance of your property and for the first 5 years of your ownership, you need Crest Nicholson's approval before you construct any building or other structure (including any garden shed or other outbuilding).
- Satellite dishes or similar apparatus can be placed on the rear elevation of your house.

PETS**Am I allowed pets in my house?**

Yes, but please don't keep poultry, pigeons, or birds of prey on the property.

USE**Are there any restrictions on the use of my home and the development?**

- Your home is for private residential use and the open space areas are for quiet enjoyment of all homeowners.
- Caravans, boats, trailers or similar types of vehicles cannot be parked on the development. Commercial vehicles delivering goods to homes are permitted.
- Other buildings may be built or altered within the development.

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

FLOOD RISK

Very low.

COALFIELD OR MINING AREA

There are no known issues relating to coal or other mining.

PLANNING

PLANNING

The detailed planning consent from Ashford Borough Council reference number under which the development is being constructed is 02/00278/AS dated 30 January 2006 (outline planning application for 1100 houses and 70,000 square metres of business floorspace together with

**PLANNING
PERMISSION OR
PROPOSALS FOR
DEVELOPMENT**

mixed use community facilities, access roads, footpaths, cycle routes, landscaping and public open space).

The Reserved Matters Approval for this phase at Finberry is reference 09/00081/AS dated 21 August 2009 (construction of 43 new residential units on land at Bilham Farm, alterations to Bilham Farmhouse (in connection with its continued residential use) garaging/parking, service areas and internal access roads for the residential development; construction of a new junction on A2070; construction of principal access road and necessary distributor roads to link the A2070 to the Bilham Farm site; surface water compensation measures; landscaping (incorporating ecological habitats).

Copies of the permission together with any associated variations will be provided in the Legal Pack sent to your solicitors.

Full details of the planning application can be viewed on the local authority's planning website: [Register View](#)

**KNOWN FUTURE
PHASES OF THE
DEVELOPMENT
CREST
NICHOLSON
HAVE
COMMITTED TO**

Crest Nicholson are looking to start the build of the remaining phase in 2026. The planning application is 16/00125/AS. This phase will be known as Captains Green and will consist of 172 units.

**FACILITIES
WHICH CREST
NICHOLSON ARE
PARTY TO ON
THE
DEVELOPMENT**

When a developer is a "party to" the facilities on a development, it means they have a continuing legal obligation to provide specific infrastructure—even after they have started selling the individual homes.

Crest Nicholson will provide facilities for the benefit of all owners across the wider development, such as open space and play areas. There is a play area currently under construction between Captains Green (future phase) and Sevington Lakes. These facilities are to be transferred to the management company. The relevance to you is that Service Charges will apply, as detailed above. Further works to be carried out to the wider estate include construction of a community centre, sports courts and allotments.



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.