

# DEVELOPMENT FACTSHEET

## Sevington Lakes



### 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 60 visitors 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 /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:** 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](#).

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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.

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## RESERVATION FEE, SERVICE CHARGE AND OTHER FEES

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**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: Service charge will depend on the number of units managed / handed over. If the total cost remains the same for the full occupation the rate would be £352.90

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

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### Are these 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 Barclays Bank base rate.

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### 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.

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## TITLE TO THE HOMES AT THE DEVELOPMENT

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### Can I alter my House?

#### ALTERATIONS

- 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.
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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.

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

#### USE

- Your home is for private residential use only, and the open space areas can be used for quiet enjoyment.
- Commercial vehicles (other than light vans) cannot be parked on the development unless this is temporary whilst delivering to or collecting goods from your home.
- Other buildings may be built or altered within the development.
- Any caravans, boats, trailers or similar cannot be parked on the development.

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

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#### RIGHTS AND EASEMENTS

**Plots 319 and 320** 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. This is in addition to the Service Charge referred to above.

Your solicitor will be able to provide you with details.

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**FLOOD RISK** Very low.

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**COALFIELD OR MINING AREA** No.

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## PLANNING

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**PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT**

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 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 16/00125/AS dated 25 July 2019 (construction of 326 new dwellings with associated access, parking, landscaped areas including a neighbourhood play area, internal roads for the development, details of distributor roads E and F, Waterbrook Link Road, a district play area north of Captain's Wood and surface water drainage measures).

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

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

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

Crest 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.

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**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 manage, maintain, or 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 and any private roads and drainage. There is a play area currently under construction between Captains Green (future phase) and Sevington Lakes. 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. Further works to be carried out to the wider estate include construction of a community centre, sports courts and allotments.

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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.