



DEVELOPMENT FACTSHEET

Arden Oaks



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block with full filled cavity.

PARKING

- There is a minimum of one parking space per property.
- A 7kW socketed EV charger is provided to each property.
- 32 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 supplemented with PV panels.

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, supplied by Openreach.

MOBILE SIGNAL/COVERAGE: EE – Good outdoor and in-home. O2 – Good outdoor. Three – Good outdoor and in-home. Vodafone – Good outdoor, variable in-home.

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

TYPE OF OWNERSHIP

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.

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 a 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	Year 5	Year 10
1 or 2 Bed	£330.41 + VAT	£347.02 + VAT + RPI*	£385.02 + VAT + RPI*
3 Bed	£330.41 + VAT	£347.02 + VAT + RPI*	£385.02 + VAT + RPI*
4 Bed	£330.41 + VAT	£347.02 + VAT + RPI*	£385.02 + VAT + RPI*
5 Bed	£330.41 + VAT	£347.02 + VAT + RPI*	£385.02 + VAT + RPI*

*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:

- **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.

OTHER FEES AND HOW THEY ARE CALCULATED

TITLE TO THE HOMES AT THE DEVELOPMENT

Can I alter my House?

ALTERATIONS

- You need Crest Nicholson's consent for any alterations which substantially affect appearance of any building and for the first 5 years of your ownership, you need Crest's approval for any construction or alteration except a good quality domestic shed /outbuilding not exceeding 10ftx8ft in size with a maximum height of 2.5 metres.
 - Satellite dishes or similar apparatus can be placed on the rear elevation of any dwelling on the Property.
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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.

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

USE

- Your home is for private residential use, and the open space areas are for quiet enjoyment of all homeowners.
- Light good vehicles, caravans, boats, trailers or similar types of vehicles must be parked out of sight of other properties on the development. Heavy goods vehicles cannot be parked on the property or anywhere else on the development.
- 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.

RIGHTS AND EASEMENTS

Shared Accesses

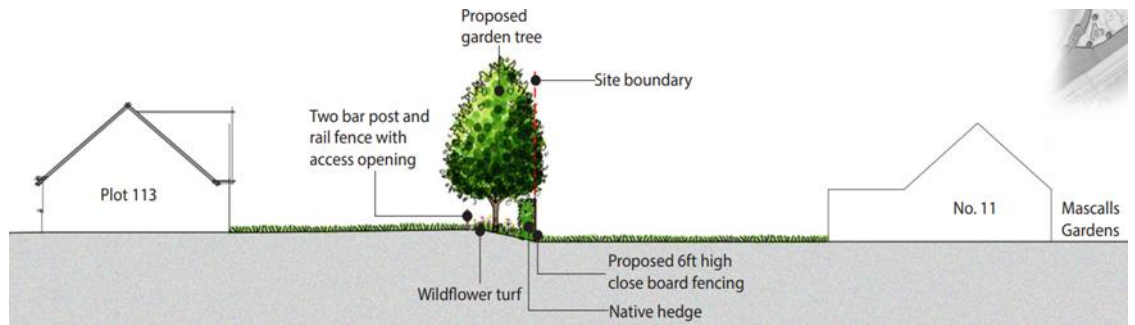
Plot numbers 37 and 38 are served by a shared footpath (“Shared Access”). Ownership of the Shared Access is divided between the owners of the plots. Each plot owner will have a right to use the Shared Access for all reasonable purposes and must contribute a fair proportion of the cost of maintaining, repairing and renewing it. This is an additional charge to the service charge referred to above.

New Sewer

Plots 1, 34, 35, 38, 39, 48/49, 50, 53/54, 87–99, 100/101, 104/105, 115, 120 and 124 have a standard development sewer easement running under parts of the garden and/or parking area. This is very common and these properties can be enjoyed normally. Some areas have restricted building, digging or tree planting and the water company may need access occasionally.

Rear Garden Landscape Buffer

There will be a landscape buffer at the end of the rear gardens of **Plots 113-125**. Crest Nicholson will install a 1.8m timber fence along the boundary, with a two-car post and rail fence approximately 2 metres behind it. The area between the fences will be landscaped with a native hedge, trees and wildflower turf, in line with the approved landscaping plan for the development. Any planting that dies, is uprooted, or severely damaged or seriously diseased within 5 years of the completion of the development, must be replaced during the next planting season with another of the same species and of a similar size. Please see picture below which shows the approved layout.



Your solicitor will be able to provide you with details.

FLOOD RISK None.

COALFIELD OR MINING AREA No.

PLANNING

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT

The detailed planning consent granted by Brentwood Borough Council, reference number under which the development is being constructed, is 22/01347/FUL and a Section 73 application 25/00223/FUL which varies conditions 4, 8, 12 and 14.

The detailed planning consent reference number under which the development is being constructed is 22/01347/FUL.

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:
<https://www.brentwood.gov.uk/search-comment-and-track-planning-applications>

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

We have not committed to any future phases at this stage.

**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.

Facilities on the development comprise areas of public open space which include a Local Equipped Area for Play (LEAP), a Local Area for Play (LAP), private roads and associated street lighting, attenuation basins (excluding headwalls), attenuation crates. The maintained areas will be handed over to the Management Company on completion of construction on the development. The relevance of this to you is that Service Charges will apply, as detailed above.

Crest Nicholson will maintain the estate roads and sewers that are intended to be adopted by the local authority and water company, until they are formally taken over by the local authority and the water company. The roads are already covered by a Section 38 agreement, and the sewers are already covered by a Section 104 agreement.



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.