



# DEVELOPMENT FACTSHEET

## Henley Gate



## CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

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### CONSTRUCTION METHOD

Traditional Brick & Block.

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### PARKING

- Every house has at least 2 allocated parking spaces. The larger houses on the development may have 2 allocated parking spaces and a single garage. Your Sales executive will be happy to confirm how many allocated spaces are included in the specific home you are purchasing.
  - Some homes have 7kW socketed EV chargers. Your Sales Executive will be happy to confirm whether they are included in the specific home you are purchasing.
  - Shared use of 17 visitors parking spaces.
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### 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.

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### 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.

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### 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.

**BROADBAND:** Fibre to the premises.

**MOBILE SIGNAL/COVERAGE:** 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.

## 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 is 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 2            | Year 3            | Year 4            | Year 5            | Year 6            | Year 7            | Year 8            | Year 9            | Year 10           |
|------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1 or 2 Bed | £258.66 plus VAT | £271.59 plus VAT* | £285.17 plus VAT* | £299.43 plus VAT* | £314.40 plus VAT* | £330.12 plus VAT* | £346.63 plus VAT* | £363.96 plus VAT* | £382.16 plus VAT* | £401.27 plus VAT* |
| 3 Bed      | £258.66 plus VAT | £271.59 plus VAT* | £285.17 plus VAT* | £299.43 plus VAT* | £314.40 plus VAT* | £330.12 plus VAT* | £346.63 plus VAT* | £363.96 plus VAT* | £382.16 plus VAT* | £401.27 plus VAT* |
| 4 Bed      | £258.66 plus VAT | £271.59 plus VAT* | £285.17 plus VAT* | £299.43 plus VAT* | £314.40 plus VAT* | £330.12 plus VAT* | £346.63 plus VAT* | £363.96 plus VAT* | £382.16 plus VAT* | £401.27 plus VAT* |
| 5 Bed      | £258.66 plus VAT | £271.59 plus VAT* | £285.17 plus VAT* | £299.43 plus VAT* | £314.40 plus VAT* | £330.12 plus VAT* | £346.63 plus VAT* | £363.96 plus VAT* | £382.16 plus VAT* | £401.27 plus VAT* |

There is no discrepancy based on number of bedrooms, every property pays an equal share.

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

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### 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.

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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 for any construction or alteration except a good quality domestic shed/outbuilding less than 10ftx8ft in size, with a maximum height of 2.5 metres.
  - Some normal *permitted development rights* have been removed by the Local Planning Authority under the planning permission at this development. This is very common to protect the appearance and layout of the development. It means you must get written permission from them before you make alterations including building an extension or outbuilding and enclosing the front boundary.
  - 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, and the open space areas are for quiet enjoyment of all homeowners.
- Light goods vehicles, caravans, boats, trailers or similar types of vehicles must be parked out of sight of other properties 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.

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**RIGHTS AND EASEMENTS**

**Phase 3B – Plots 246, 247, 264, 271, 277, 300, 301** have a standard development sewer easement running under parts of their garden and/or parking. This is very common and these properties can be enjoyed normally. Some areas will have restricted building, digging or tree planting and occasionally the water company may require access.

Your solicitor will be able to provide you with details.

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**FLOOD RISK**

The Developer is not aware of any flooding affecting the development.

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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 development is part of a larger mixed-use development known as Henley Gate, Ipswich Garden Suburb providing 1100 new homes, a new primary school, a 30-hectare Country Park with visitor's center, commercial units and a Local Center. In addition, there is intended provision for new pedestrian and cycle bridges over the railway to provide additional access points. Crest Nicholson obtained outline planning permission in January 2020 for the wider development, and a reserved matters application was approved for phase 1 (130 homes) in Autumn 2021. Residents began to move in in the summer of 2022.

Phase 2 of the development (240 homes) is being built by Barratt David Wilson (BDW), and work on the first 147 homes has started (Phase 2a). It is not presently known when works on phase 2b will commence but planning permission was obtained in July 2024 for phase 2b.

The detailed planning consent reference number under which Crest Nicholson's development is being constructed is RM for Phase 3a - IP/23/00406/REM. Phase 3a (96 homes) received planning approval in April 2024, work commenced in November 2024 by Crest Nicholson and residents have already started to move in. Work will commence on the commercial units and the Local Center in May/June 2026.

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: [Online Planning Information - Select Search](#)

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

Phase 3B (114 homes) was approved in June 2024 and work will begin May 2026 by Crest Nicholson.

Phases 4, 5, 6 and 7 will be delivered by Persimmon Homes.

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

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.

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**THE  
DEVELOPMENT**

Crest Nicholson is providing private roads, drainage (including swales) and open space areas. The maintenance of these facilities is covered by the Service Charge, referred to above, save for any drainage that is to be adopted by the local Water Authority.

The country park and visitor centre will be handed over to Ipswich Borough Council.

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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.