

DEVELOPMENT FACTSHEET

Lewin Park



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- 152 parking spaces for the properties. Your Sales Executive will be happy to confirm whether any parking spaces are included in the specific home you are purchasing.
- 26 unallocated spaces and 20 visitors' spaces inside the development.
- All allocated parking spaces have the benefit of an EV charger installed to the property which can charge up to 7kW.

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).
- Some of the properties across the development have been constructed to Part M4(2) of the Building Regulations. This provides step free access into and out of the properties.
- **Plot 133** is the only property on the open market that has been built in accordance with M4(3) adaptable of the Building Regulations allowing for adaptation by the customer.
- The roads have suitable crossing points and drop kerbs to allow for ease of crossing and step free access to all.

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.
- Plot 101 only - Electric radiators with air source hot water cylinder and smart meter.

BROADBAND: Fibre to the premises, supplied by Openreach.

MOBILE SIGNAL/COVERAGE: EE – variable outdoor service. 02 - Good outdoor and indoor service. Three – good outdoor service. Vodafone – Good outdoor variable indoor service.

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

A reservation fee is a “holding deposit” you pay to a developer to officially take a new home off the market for you.

WHAT IS A RESERVATION FEE?

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.

SERVICE CHARGE

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.

House type	Year 1	Years 2-5	Year 5-10
1 or 2 Bed	N/A	n/A	N/A
3 Bed	£249.63 plus VAT	£286.45 plus VAT *	£340.22 plus VAT *

4 Bed	£249.63 plus VAT	£286.45 plus VAT *	£340.22 plus VAT *
5 Bed	£372.65 plus VAT	£427.63 plus VAT *	£507.88 plus VAT *

*Annual increase in line with the Retail Price Index.

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.

OTHER FEES AND HOW THEY ARE CALCULATED

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

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, except a good quality domestic shed /outbuilding less than 10ft x 8ft in size with a maximum height of 2.5 metres.
- Satellite dishes or similar apparatus can be placed on the rear elevation of your house.

PETS

Am I allowed pets in my home?

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

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.
- Trailers, caravans, boats and commercial vehicles must be parked out of sight of other properties on the development.
- Other buildings may be built or altered within the development.
- You need permission from the Local Planning Authority to use a garage for any purpose other than a garage.

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

FLOOD RISK

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

COALFIELD OR MINING AREA

The Developer is not aware of any mining issues affecting the development.

PLANNING

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT

There are two phases to the development. Phase 1 comprises 82 plots and is being constructed under outline planning permission CB/19/00336/OUT and reserved matters approval CB/21/04193/RAM.

Phase 2 comprises 79 dwellings and the full planning consent reference is CB/23/04110/FULL.

Your solicitor will receive copies of these in their Legal Pack.

Full details of the planning application can be viewed on the local authority's planning website:

Phase 1 Outline planning permission CB/19/00336/OUT

- [Central Bedfordshire Council Planning Pages](#)

Phase 1 reserved matters approval CB/21/04193/RAM

- [Central Bedfordshire Council Planning Pages](#)

Phase 2 Full planning consent CB/23/04110/FULL

- [Central Bedfordshire Council Planning Pages](#)

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

None.

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 maintain the equipped play areas, public open space, landscaping, private roads, shared drive accesses and the balancing pond until they are transferred to the management company. The relevance of this to you is that Service Charges will apply, as detailed above.
 - Crest Nicholson will maintain the pumping station until it is adopted by the local Water Authority.
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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.