



# DEVELOPMENT FACTSHEET

## Westcombe Park



**CREST**  
NICHOLSON

## CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

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### CONSTRUCTION METHOD

Traditional Brick & Block.

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### PARKING

- Each property will have a minimum of 1 parking bay.
  - A 7kW socketed EV charger is provided for each plot.
  - 62 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 /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.

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### UTILITIES

**ELECTRICITY:** Mains electricity supply with smart meter.

**WATER:** Mains water supply with meter.

**SEWERAGE:** Mains sewerage.

**HEATING:** Air Source Heat Pump with radiators and smart meter.

**BROADBAND:** Fibre to the premises.

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

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

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#### **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.

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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.

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#### **GROUND RENT**

None.

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#### **What is the Estimated Service Charge payable?**

You pay an “annual service charge” to the Management Companies who are 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**

There are two separate Service Charges to be paid on this development:

##### **Wider estate Service Charge**

This covers the maintenance of the open space and soft landscaping on the wider estate by the Land Trust. It is payable by all Crest Nicholson homeowners, as well as other properties on the wider development. There is currently no separate managing agent appointed for this management company.

##### **Trinity Service Charge.**

This covers the maintenance of the roads and drainage on Crest Nicholson’s development by 3 6 & 7 Westcombe Park (Heybridge) Management Company Limited. It is payable by only Crest Nicholson homeowners. Trinity Estates are currently appointed as the managing agent appointed on behalf of this management company.

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Land Trust - Wider Estate Charge - Current Period Ending 31 March 2027				
House Type	Year 1	Years 2-5	Years 5-10	Set-Up Cost - one off charge
1 or 2 Bed	£392.33 +VAT	£392.33 +VAT +RPI*	£392.33 +VAT +RPI*	£43.53 +VAT
3 Bed	£485.03 +VAT	£485.03 +VAT +RPI*	£485.03 +VAT +RPI*	£43.53 +VAT
4 Bed	£485.03 +VAT	£485.03 +VAT +RPI*	£485.03 +VAT +RPI*	£43.53 +VAT
5 Bed	£485.03 +VAT	£485.03 +VAT +RPI*	£485.03 +VAT +RPI*	£43.53 +VAT

Trinity Estate Charge										
House Type	Annual Cost Per Plot	2025 - 7% increase	2026 - 6% increase	2027 - 6% increase	2028 - 4% increase	2029 - 3% increase	2030 - 3% increase	2031 - 3% increase	2032 - 3% increase	2033 - 3% increase
All units	£100.00	£107.00	£113.42	£119.09	£123.85	£127.57	£131.40	£135.34	£139.40	£143.48

Please note - Whilst PC have prepared these estimates using reasonable skill and care, the actual constituent costs at the relevant time in each case may be higher or lower depending on various factors including (without limitation) inflation, changes in legislation, availability of supplies and services or the amendment of the contracted services. PC therefore accepts no liability (including (without limitation) liability for any loss damage or expenses howsoever arising from any reliance on the accuracy of these estimates or any part of them.

\*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 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?

- 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 10ftx8ft in size with a maximum height of 2.5 metres).
- The Local Planning Authority have withdrawn Permitted Development Rights under the planning permission insofar as there cannot be any further hard surfacing of front gardens beyond that permitted under the reserved matters approval.

### ALTERATIONS

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

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

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**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 can be used for quiet enjoyment by all homeowners.
- Plots which do not have a garage will have weather-protected bicycle storage which must be retained.
- You need the approval of the Local Planning Authority to use vehicle parking areas and garages for any purpose other than the parking of vehicles.
- Trailers, caravans, boats and commercial vehicles must be kept out of sight of the other properties on the development.
- Other buildings may be built or altered within the development.
- Satellite dishes or similar apparatus can be placed on the rear elevation of your property.

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

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**RIGHTS AND EASEMENTS**

**Plots 27, 35, 41-49, 54-56, 66-71, 76-80, 112, 113, 122, 129-136, 139, 146, 154, 155, 162, 163, 165, 192-197, 200-202, 213, 228, 240-246** have a standard development sewer easement running under parts of their garden, driveway and/or parking space. This is very common and these homes can be enjoyed normally. Some areas will have restricted building, digging or tree planting and the water company may need access occasionally.

Your solicitor will be able to provide you with details.

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**FLOOD RISK**

None.

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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 reference number under which the development is being constructed is RESM/MAL/23/00408 (following outline planning consent, approved on Appeal under APP/X1545/W/19/3230267 following refusal under OUT/MAL/15/00419).

The Local Planning Authority is Maldon District Council.

Copies of the planning permission 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: [Search Results](#)

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**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.

Crest Nicholson is providing private roads, private drainage on its development. The maintenance of these is covered by the Service Charge referred to above.

Crest Nicholson will be responsible for onsite drainage connections until they are adopted by the Local Authority.

Crest Nicholson is not party to any facilities on the wider development, known as Heybridge and which is owned by Countryside Properties and other developers, and they are responsible for the construction and installation of the infrastructure and services outside of Crest Nicholson’s development.

There are various other works that need to be carried out for the benefit of all owners across the wider development and the facilities, such as open space and play areas are within the wider phases owned by Countryside Properties and other developers across the wider Heybridge Estate.



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.