



DEVELOPMENT FACTSHEET

Wycke Place



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block with full filled cavity.

PARKING

- There is a minimum of one parking space per plot.
- A 7kW socketed EV charger is provided to each plot.
- There are 12 visitors parking spaces.

SPECIFICATION

- Floor finishes and turf to rear garden are not included as standard on Crest Nicholson's development.
- Washing machines and dishwashers are not included in every home on Crest Nicholson's 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 Crest Nicholson's 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.

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 and Virgin Media.

MOBILE SIGNAL/COVERAGE:

EE – Good outdoor and variable in home. O2 - Good outdoor and variable in home. Three – Variable outdoor. Vodafone - Good outdoor and 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 Crest Nicholson’s 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.
- Maisonettes are "leasehold ". The land on which the maisonettes have been, or will be, constructed is registered at Land Registry. You have the right to live in or rent out the Maisonette for the length of the lease. Under the lease, you will usually own, and be responsible for, everything inside the Maisonette's walls (such as floorboards, plasterwork to the ceilings and walls) but not normally the external or structural walls. The lease documents will set out the exact detail, and your solicitor can advise you if you have questions.
- The length of the lease for Maisonettes at Crest Nicholson’s development is 999 years from 01/01/2021, (this is called the lease “term”). Shared parts of the building and the estate are maintained and insured by the freeholder. The freeholder will own the building and the leasehold owners of the Maisonettes that are located within that building will own the freehold collectively. Therefore, as a Maisonette owner you will own the leasehold title to the individual Maisonette and own a share of the freehold to the building with the other Maisonette owner.

As part of the planning consent for Crest Nicholson’s 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.

SERVICE CHARGE

What is the Estimated Service Charge payable?

- You will pay a Service Charge. The Service Charge is paid 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 the
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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.

House/Maisonette Type	Year 1	Years 2-5	Years 5-10
1 or 2 Bed	£285.07 +VAT+ RPI*	£296.63 +VAT+ RPI*	£335.41 +VAT+ RPI*
3 Bed	£285.07 +VAT+ RPI*	£296.63 +VAT+ RPI*	£335.41 +VAT+ RPI*
4 Bed	£285.07 +VAT+ RPI*	£296.63 +VAT+ RPI*	£335.41 +VAT+ RPI*
5 Bed	£285.07 +VAT+ RPI*	£296.63 +VAT+ RPI*	£335.41 +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 and building 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.

TITLE TO THE HOMES AT THE DEVELOPMENT

OTHER FEES AND HOW THEY ARE CALCULATED

Can I let my Maisonette?

LETTINGS

Your ability to let the Maisonette is determined by the lease and any conditions of your mortgage. You can let the whole of the Maisonette (as opposed to the letting of part). You should take independent legal advice if you are in any doubt.

Can I alter my Maisonette?

ALTERATIONS

- You cannot alter the structure. Before you make alterations to the design or elevation, make any openings or alter any pipes/conduits or landlord's fixtures/fittings or appliances you need the landlord's consent.
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- Check your mortgage conditions as to your ability or otherwise to make changes to the Maisonette, as it is security for their loan and changes may need lender approval.

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 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.
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PETS

Am I allowed pets in my Maisonette?

Yes, provided the consent of the management company is obtained. You may also want to think about additional insurance.

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 restrictions on the use of my home and the development?

Applicable to Houses and Maisonettes:

- Your home is for private residential use only, and the open space areas can be used for quiet enjoyment.
- Trailers, caravans, boats and light goods vehicles must be parked out of sight of other properties on the development. Commercial vehicles delivering to or collecting goods your home
- No hard surfacing can be installed in the front gardens.
- Other buildings may be built or altered within the development (but in the case of Maisonettes, not your block).

USE

Applicable to Maisonettes only:

- You have the exclusive right to use your allocated parking space for one fully taxed and licensed private car or motorcycle. The vehicle must be roadworthy and fit entirely within the boundaries of the space. Paid vehicle maintenance (where you charge others) is not allowed.
- To help prevent fire risks and ensure the outdoor spaces stay pleasant for all residents barbecues aren't allowed anywhere on the property, including balconies, communal gardens and open space areas.
- You can sell, transfer or give up possession of the whole of your Maisonette (but not part).

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

RIGHT AND EASEMENTS

Plots 322, 329, 330, 389 and 390 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.

FLOOD RISK

None.

COALFIELD OR MINING AREA

No.

PLANNING

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT

- The outline planning permission for the site is OUT/MAL/14/01103. The reserved matters approval for Phase 1 of the development is under Reserved Matters Approval Decision Number RES/MAL/19/01097.
- The reserved matters approval Crest Nicholson is constructing Phase 2 of the development is under is Reserved Matter Decision RES/MAL/21/00889. This forms Phase 2 of Crest Nicholson's development.
- Phase 3 of the Western Parcel under outline planning permission reference FUL/MAL/18/00071 dated 13 April 2018 which varied Outline Decision OUT/MAL/14/01103. The reserved matters approval Crest Nicholson is constructing Phase 3 of the development is under Reserved Matters Decision Number is RESM/MAL/22/01256 together with the Non-Material Amendment reference 24/00566/NMA.
- 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: [NEVMWQKK00400 | Land South Of Wycke Hill And Limebrook Way Maldon Essex](#)

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

- We have also committed to the following future stage(s) of the development: Phase 4 of the Western Parcel which our client is currently seeking Planning Permission for the construction of 90 dwellings.
- Crest Nicholson may also purchase further land in the vicinity of the Estate and, subject to planning, develop that for further residential development. The timescales for these future phases are unknown at present.

Crest Nicholson is aware of potential future development on land directly abutting our development. We are not aware of any planning application that has been submitted and it is not certain when a planning application will be submitted.

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's development forms part of a wider residential and employment development area with the eastern residential development parcel being developed by Taylor Wimpey.
 - Crest Nicholson is responsible for the maintenance of the private roads, private drainage (including balancing ponds and SUDS) and open space areas on Crest Nicholson's development which will be handed over once completed to the Handley Gardens Management CIC. The property owners will be members of the Handley Garden
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Management CIC. The relevance of this to you is that Service Charges will apply, as detailed above.

- With regards to those estate roads and sewers which are to be adopted by the local authority and water company, Crest Nicholson will maintain the estate roads and sewers until they are formally taken over by the local authority and the water company respectively. The roads are due to be adopted under a Section 38 agreement, and the sewers are to be covered by phased 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.