



# DEVELOPMENT FACTSHEET

## Hereford Grange



## CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

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### CONSTRUCTION METHOD

Traditional Brick & Block.

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### PARKING

- The parking bays form part of your home purchase.
  - EV charging: Yes - 7kW socketed EV charger for each plot.
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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:**

Good Indoor and Outdoor.

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 the Land Registry. You will 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.

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## RESERVATION FEE, SERVICE CHARGE AND OTHER FEES

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**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 Estate 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 house at this development to maintain the communal areas and shared infrastructure which are correct at the time of publication. The Service Charge may increase in future in line with increases in estate costs.

**SERVICE CHARGE**

	Year 1	Years 2–5	Years 5–10
All houses	£318.85 inclusive of VAT*	£333.19 inclusive of VAT*	£348.18 inclusive of VAT*

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

**Are there any known circumstances that will lead to an increase?**

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 before you construct any building or other structure, except a good quality domestic shed/outbuilding less than 3m x 2.5m 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 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

**Plots 10-15, 17, 19-24, 32, 39-44 and 49 and 50** have a standard estate drainage pipe in their garden/parking space and **plots 1-4 and 49-53** have a gas pipe. This is very common and these properties can be enjoyed normally but some areas have restricted building, digging or tree planting and the water / gas company may need access occasionally.

The Highways Authority also requires a "no plant" zone for highway vision splay purposes within an area of **Plots 1-4 and 49-53**.

**Plots 1-4, 7-12, 23-31, 33-42, 44-47 and 49-53** incorporate shared access drives and/or footpaths which serve the properties. You will be required when the time arises to contribute (along with your neighbours) to costs associated with inspecting, maintaining, repairing and renewing any such areas. This is in addition to the Service Charge above.

Your solicitor will be able to provide you with details.

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**FLOOD RISK** Low.

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**COALFIELD OR MINING AREA** There are no known issues relating to coal or other mining.

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## PLANNING

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**PLANNING PERMISSION**

The relevant planning permissions relating to the development from Hertfordshire District Council are:

- Outline Planning Permission reference number P141487 dated 20 September 2016 (Site for proposed erection of 52 residential dwellings, parking, landscaping, drainage, and other associated engineering works. Vehicular access from A49).
  - Decision Notice 212261 issued on 17 February 2022 (erection of one dwellinghouse and changes to the parking arrangements for plot 52, with associated access, landscaping and infrastructure).
  - Reserved Matters reference number is 193296 dated 23 April 2025 (following outline P141487/0).
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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.

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**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 are providing the open space areas, play areas and any private drainage. The detailed planning consent referenced above will clarify. The relevance of this to you is that Service Charges will apply, as detailed above, and these areas will be transferred to the management company.

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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.