

DEVELOPMENT FACTSHEET

Crest Nicholson at Malabar



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- The parking spaces across Malabar form part of the properties' demise.
- EV charging – Yes, 7.4kW socketed EV charger provided for each plot.

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);
- A level access shower;
- Lateral living layouts, either single storey properties or essential rooms located on the entrance level.

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 meters, supplemented with PV panels.

WATER: Mains supply with meter.

SEWERAGE: Mains sewerage.

HEATING: Metered mains gas with boiler, radiators and smart meter.

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](#).

Houses at this development are “freehold” which are not yet registered at Land Registry. This means 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.

SERVICE CHARGE

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 development and the Wider Estate at Malabar which are not to be adopted by Local Authorities or Utility providers. The service charge is the actual cost for undertaking the maintenance and insurance of the shared areas on the development and the Wider Estate at Malabar and a proportion for a reserve fund.

Currently the Service Charge is £200 per plot (inclusive of VAT).

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.

OTHER FEES AND HOW THEY ARE CALCULATED

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

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 / building less than 10 x 8ft in size with a maximum height of 2.5 metres.
- Satellite dishes can be placed on the rear elevation of your house.
- Any additional landscaping lighting works in the front garden (except planting and sensory controlled security lighting to paths) need to be respectful of your neighbours and require Crest Nicholson's consent.

Am I allowed pets in my house?

PETS

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

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. Commercial vehicles delivering goods to homes are permitted.
- 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.

RIGHTS AND EASEMENTS

Plots **1-4, 27-30, 36-40, 49-52, 78-82, 83-85, 93-94, 95-96, 122-125** are served by a shared driveway and plots **8-9, 26-97, 43-44, 50-51, 61-62 and 63-65** are served by a shared footpath together known as "Shared Access". Each homeowner will have a right to use the Shared Access for all reasonable purposes and must contribute a fair proportion of the costs of maintaining, repairing and renewing it. Please note that the Shared Access will not be maintained by the Management Company but will be maintained by respective plot owner and users of the same.

Plots **1-5, 27-30, 36-40 and 49-52** have a drain located within a Shared Access of the plots. Such areas are shown having a drainage easement cross hatched yellow on the conveyance plan. These properties can be enjoyed normally but the areas marked by a drainage easement have the usual restricted building, digging or tree planting, and the water company may need occasional access to them.

Your solicitor will be able to provide you with details.

FLOOD RISK

None.

COALFIELD OR MINING AREA

There are no known issues relating to coal or other mining that may have an adverse impact on the property.

PLANNING

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT

The development is part of a Wider Estate called Malabar which is being developed by Crest Nicholson Operations Limited and Spitfire Bespoke Homes Limited across various phases.

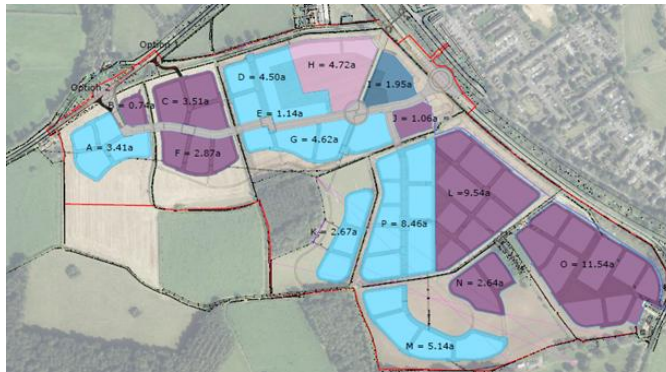
The Wider Estate is comprised of up to 1100 dwellings and related infrastructure, e.g. a school and a local centre.

The detailed planning consent reference number under which the Wider Estate is being constructed is DA/2019/0750 dated 5 November 2021.

Crest Nicholson's Phases 1A and 1B for up to 222 dwellings are being constructed under the planning consent reference number WND/2022/0800 dated 20 March 2023 which has been subsequently amended.

Full details of the planning permissions could be accessed via: www.wnc.planningregister.co.uk/

Subsequent phases at Malabar to be developed by Crest are shown coloured purple on the below extract:



KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

The current Phase 1A is referred to by letters B, C and F on the above plan.

The timescales for these future phases are unknown at present. Please note that these are indicative only and are subject to change.

WIDER DEVELOPMENT AT MALABAR AND THE DEVELOPERS' OBLIGATIONS

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.

The roads and sewers within the development are to be formally taken over by the local authority and the water company. The roads are due to be adopted under a section 38 agreement, and the sewers are already covered by a section 104 agreement. Until the roads are adopted, they will be maintained by Crest Nicholson or the management company.

The roads between the phases of the Wider Development at Malabar are within the ownership of the other developer – Spitfire Bespoke Homes Limited. The customers of Crest Nicholson have a right to use those roads. These roads are also due to be adopted by a local authority and will be maintained by Spitfire Bespoke Homes or the management company until adoption.



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.