



DEVELOPMENT FACTSHEET

Sketchley Gardens



CREST
NICHOLSON

CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- Every house has at least 2 allocated parking spaces. The larger houses on the development may have 2 allocated parking spaces and a single garage.
- Some homes have EV charging - 7.4kW socketed EV charger.

Your Sales executive will be happy to confirm what is included in the specific home you are purchasing.

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);
- in some homes: wider doorways, an entrance-level toilet, and features that allow for future adaptations.

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.

BROADBAND: Fibre to the premises.

MOBILE SIGNAL/COVERAGE: Coverage varies from 'Good outdoor' to 'Good outdoor and in-home' across all major mobile network providers.

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

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.

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.

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 Estate Charge 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

	Anticipated Costs for Year 1	Anticipated Costs for Years 2-5	Anticipated Costs for Years 5-19
Estate Charge	£122.38 pa (inclusive of VAT)	From £135 to £179 pa (inclusive of VAT)	From £179 to £289 pa (inclusive of VAT)
Based on an estimated across the board rise at 10% RPI applied each year			

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

ALTERATIONS

Can I alter my House?

- You need Crest Nicholson's consent for any alterations which substantially affect the appearance of your property require Crest Nicholson's consent 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 meters.
 - 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, birds of prey or other form of livestock on the property.

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 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.

RIGHTS AND EASEMENTS

Plots 14-22, 38-40, 43-55, 63-70, 72-73, 77-79, 84-91, 93-94, 99,105-113,124-137, 150-151, 157-164,169-172, 175-183, 186-187, 191-194, 196- 198, 209-211, 217-222, 224- 220, 230-242, 249-252, 254-257, 258, 259, 270, 276-282, 289, 290, 296-300, 302-315, 320-325, 339-346, 347-349, 350-351 and 354-359 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 additional to the Service Charge referred to above.

Plots 16- 21, 32-35, 84-93,105-111, 124-130,157-164,185-194, 207-211, 350-358 have standard development sewer easements running under parts of the garden and/or parking area. This is very common and these properties can be enjoyed normally but some areas 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.

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

- The outline planning consent reference number 033926 dated 05 September 2018.
- The reserved matter consent reference number 037631 dated 13 October 2021.

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: [Nuneaton & Bedworth Planning portal](#). Search for Application reference: **033926**.

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 is providing private roads, drainage and open space areas. The maintenance of these facilities is covered by the Service Charge referred to above save for any drainage that is to be adopted by the local Water Authority.

Those estate roads and estate sewers which are to be adopted will be maintained by Crest Nicholson until they are formally taken over by the local authority and the water company. The roads are covered by a Section 38 agreement, and the sewers are covered by a 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.