

# DEVELOPMENT FACTSHEET

## Brightwells Yard



## CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

### CONSTRUCTION METHOD

Concrete Frame.

### PARKING

- Parking spaces are within the basement car park and are unallocated. One space per apartment.
- 36 7kW socketed EV chargers available on a first come first served basis.
- Public car park to be used for visitors.
- 13 disabled parking spaces in the basement car park.

### SPECIFICATION

- Floor finishes are not included as standard on this development.
- No rear gardens.
- 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

- Lift to all blocks.
- 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.

### UTILITIES

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

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

**SEWERAGE:** Mains sewerage.

**HEATING:** Electric radiators with electric hot water cylinder and smart meter.

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**BROADBAND:** Fibre to the premises.

**MOBILE SIGNAL/COVERAGE:** EE – 79% 3 – 72% Vodaphone – 70% O2 – 63%.

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**

Apartments at this development are “leasehold”. The land on which the apartment block has been, or will be, constructed is not yet registered at Land Registry. You have the right to live in or rent out the apartment for the length of the lease. You do not own the building or the land it sits on. Under the lease, you will usually own, and be responsible for, everything inside the apartment’s walls (such as floorboards, plasterwork to the ceilings and walls) but not normally the external or structural walls.

You will be granted rights to use any balconies/terraces at the Apartments. They are not included in the leases of the Apartments. 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 apartments at this development is 150 years less 6 days from 25/12/2017, (this is called the lease “term”). Shared parts of the building and the estate are maintained and insured by a management company.

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?**

**SERVICE CHARGE**

You pay a 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.

Apartments pay an additional Service Charge for the maintenance and insurance of the shared parts of their apartment building.

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.

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<b>BLOCK D4A</b>	<b>Year 1</b>	<b>Years 2–5</b>	<b>Years 5–10</b>
1 Bed	£1675.35 to £1915.96 (inclusive of VAT)	£1675.35 to £1915.96 (inclusive of VAT) +RPI *	£1675.35 to £1915.96 (inclusive of VAT) +RPI *
2 Bed	£2621.61 to £2881.15 (inclusive of VAT)	2621.61 to £2881.15 (inclusive of VAT) +RPI *	2621.61 to £2881.15 (inclusive of VAT) +RPI *
3 Bed	£4566.40 to £5229.69 (inclusive of VAT)	£4566.40 to £5229.69 (inclusive of VAT) +RPI *	£4566.40 to £5229.69 (inclusive of VAT) +RPI *

<b>BLOCK D4B</b>	<b>Year 1</b>	<b>Years 2–5</b>	<b>Years 5–10</b>
1 Bed	£1569.41 to £1403.02 (inclusive of VAT)	£1569.41 to £1403.02 (inclusive of VAT) +RPI *	£1569.41 to £1403.02 (inclusive of VAT) +RPI *
2 Bed	£2143.77 to £2336.53 (inclusive of VAT)	£2143.77 to £2336.53 (inclusive of VAT) +RPI *	£2143.77 to £2336.53 (inclusive of VAT) +RPI *
3 Bed	£3435.11 to £4184.00 (inclusive of VAT)	£3435.11 to £4184.00 (inclusive of VAT) +RPI *	£3435.11 to £4184.00 (inclusive of VAT) +RPI *

<b>BLOCK D4C</b>	<b>Year 1</b>	<b>Years 2–5</b>	<b>Years 5–10</b>
1 Bed	£1343.53 to £1450.30 (inclusive of VAT)	£1343.53 to £1450.30 (inclusive of VAT) +RPI *	£1343.53 to £1450.30 (inclusive of VAT) +RPI *
2 Bed	£1880.68 to £2195.20 (inclusive of VAT)	£1880.68 to £2195.20 (inclusive of VAT) +RPI *	£1880.68 to £2195.20 (inclusive of VAT) +RPI *
3 Bed	£2755.65 to £3530.96 (inclusive of VAT)	£2755.65 to £3530.96 (inclusive of VAT) +RPI *	£2755.65 to £3530.96 (inclusive of 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 may vary due to actual maintenance costs, inflation and contractor prices.

If any payments become overdue, interest is charged at 4% above 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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#### **LETTINGS**

### **Can I let my Apartment?**

Your ability to let the apartment is determined by the lease and any conditions of your mortgage. You can let the whole of the apartment (as opposed to the letting of part) if the letting is an Assured Period Tenancy agreement or a form of agreement which ends when the tenancy term ends and does not give any long-term rights. You should take independent legal advice if you are in any doubt.

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#### **ALTERATIONS**

### **Can I alter my Apartment?**

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

### **Am I allowed pets in my Apartment?**

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

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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 are for quiet enjoyment of all homeowners.
- You have the right to use one space in the Basement Parking Area (on a first come first served basis) for one fully taxed and licensed private car or motorcycle. Paid vehicle maintenance (where you charge others) is not allowed.
- Other buildings may be built or altered within the development.
- 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 and open space areas.

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

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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 WA/008/0279.

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 Planning Applications | Waverley Borough Council](#)

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**KNOWN FUTURE  
PHASES OF THE  
DEVELOPMENT  
CREST  
NICHOLSON  
HAVE  
COMMITTED TO**

None.

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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, private roads 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, as such 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.