



DEVELOPMENT FACTSHEET

Kilnwood Vale



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- The parking spaces across Phase 3E of Kilnwood Vale will form part of the properties' demise.
- There are also visitor parking spaces that are available on this phase and the wider development.
- The Plots with a 7kW socketed EV charger are: **586, 588-601, 604-635, 646-653, 655-659, 661-668, 673, 674.**

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 the 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 supplemented with PV panels.

WATER: Mains water supply with meter.

SEWERAGE: Mains sewerage.

HEATING: Air Source Heat Pump with radiators and smart meter.

BROADBAND: Fibre to the premises via Openreach.

MOBILE SIGNAL/COVERAGE: Coverage ranges from “good outdoor” to “good outdoor, variable 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](#).

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.

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 estate 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 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

| House Type | Year 1 | Years 2-5 | Years 5-10 |
|-------------------------------|------------------------------|--|--------------------------------------|
| All houses contribute equally | £332.00 (inclusive of VAT) * | £342.00 - £374.00 (inclusive of VAT) * | £374.00-£433.00 (inclusive of VAT) * |

* The fees above are an estimate and are subject to change. The estimated increases in years 2-5 and years 5-10 are to take into account additional facilities being handed over as the development progresses, introducing sinking funds for repairs and maintenance and inflationary increases linked to 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 the Barclays Bank base rate.

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.

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 anything except a good quality domestic shed/outbuilding less than 10x 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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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

Shared Access – Plots 612-614, 617-618, 619-620 and 661-662 are served by a shared footpath “Shared Access”. Ownership of the Shared Access is divided by the owners of those plots. Each plot owner will have a right to use the Shared Access for all reasonable purposes and must contribute a fair proportion of the cost of maintaining, repairing and renewing it. There are other footpaths on this phase that serve more than one plot which have been left within the managed land that will be maintained by the management company as these are around the parking spaces that are remote from the plot boundaries. All plot owners will have generic rights over this managed land and will therefore contribute a fair proportion of the cost of maintaining, repairing and renewing it as part of the Service Charge budget.

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 detailed planning consent reference number under which the development is being constructed is DC/23/0856 granted by way of an appeal under reference

APP/Z3825/W/23/3333968 on 25 October 2024. This follows on from the outline planning permission which was granted on 17 October 2011 under reference DC/10/1612.

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: <https://public-access.horsham.gov.uk/public-access/>

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

This is a large-scale development which has already had a lot of phases completed by us, as well as other developers, but there are future phases still to be developed. The Legal Pack will contain a site wide phasing plan to show the intention for the site wide development, but we have provided a brief summary below.

Phases **1A, B, C & D, Phases 2.1A, 2.1B, 2B, 2C(1), 2C(2), 2D, 2E, 2F, 2.2, 3A, 3B(1), 3B(2), 3C and 6A** are completed phases.

This latest Phase being developed by us to which the Property relates is Phase **3E**.

Phases **3D, F & G** are being developed by Taylor Wimpey.

We have committed to the following future stage(s) of the development:

- **Phase 3H-** this is for a further 69 homes with a park and a sports pavilion with changing facilities, sports pitch and allotments. The detailed planning consent number for this is DC/23/1675 for the pavilion and park and DC/23/1786 for the 69 dwellings.
 - **Phase 6B-** this is for a further 115 homes. The planning consent number for this is DC/21/2246. The timescales for delivery are under review.
 - **Neighbourhood Centre** – this is for 111 homes, a pub, convenience store, 8 retail units, a community centre and a 66-bed elderly care facility. The detailed planning consent for this is DC/23/1694.
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**POTENTIAL
FUTURE PHASES
(NOT
COMMITTED TO)**

Phase 4 - which is for 341 homes and Phase 5 which is for 381 homes. We have submitted a detailed planning application for these under application DC/23/1647 and DC/23/1845 but these are yet to be determined as discussions are ongoing in relation to air rights across the adjacent railway line and, as such, the timescale for these future phases is unknown.

Phases 3 I & 3J - the timescale for these future phases is unknown yet as a new full planning application is required for these.

**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.

We are party to the following facilities on this phase of the development.

- Unadopted roads and footpaths.
- Unadopted communal drainage/service facilities Communal landscaping.

On the wider development, in addition to the above, we are also party to the following facilities:

- Landscaping including open space areas including kick-about areas, multi-use games area and play areas.
 - Commercial centre.
 - Community centre.
 - Pavilion, sports pitches and allotments.
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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.