



DEVELOPMENT FACTSHEET

Newlands Place



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.
- The apartments on the development are allocated one parking space. You have the exclusive right to use your allocated parking space for one fully taxed and licensed private car or motorcycle. The vehicle must be roadworthy and fit entirely within the boundaries of the space.
- Some houses have EV charging - 7kW socketed EV charger.
- The houses have shared use of 27 visitors parking spaces.

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).

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 for plots 1-9 and 66-85.
- Mains electricity supply with smart meter supplemented with PV panels for plots 10-65 and 86-135.

WATER: Mains water supply with meter.

SEWERAGE: Mains sewerage.

HEATING:

- Metered mains gas with boiler and electric radiators for **plots 1-9**.
- Metered mains gas with boiler and radiators for **plots 10-65 and 86-135**.
- Air Source Heat Pump with radiators and smart meter for **plots 66-85**.

BROADBAND: Fibre to the premises. Openreach and Hyperoptic provided to all plots within the development.

MOBILE SIGNAL/COVERAGE: 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

Apartments at this development are “leasehold”. The land on which the apartment block has been, or will be, constructed is 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. The lease documents will set out the exact details, and your solicitor can advise you if you have questions.

The **length of the lease for apartments** at this development is 999 years from 01/01/2025, (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.

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?

- **Houses and Apartments:** 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.
 - **Apartments only:** You pay an additional Building Service Charge for the maintenance and insurance of the shared parts of the apartment building.
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See Service Charge list below for how much Service Charge is payable for each type of property at this development, which is correct at the time of publication. The Service Charge may increase in future in line with increases in estate costs.

House Type	Year 1	Years 2–5	Years 5–10
Apartments plots 1 - 9	£16451.81 - £1658.92 (inclusive of VAT)	£1645.81 - £1658.92 (inclusive of VAT) + RPI*	£1645.81 - £1658.92 (inclusive of VAT) +RPI*
Plots 10 - 135	£303.89 - £500.00 (inclusive of VAT)	£303.89 - £500.00 (inclusive of VAT) + RPI*	£303.89 - £500.00 (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 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

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.

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 and fittings or 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.

Can I alter my House?

- 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 10ft x 8ft in size, with a maximum height of 2.5 meters.
- The Local Planning Authority have removed permitted development rights at the development. This is very common to protect the appearance of the development and

means you need their consent for extensions and outbuildings over 10 cubic meters, enclosing front boundaries and roof / porch alterations. In addition, any garage carport or area of underground car parking accommodation must be kept available for the parking of vehicles ancillary to the residential use of the site at all times.

- 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 Apartment?

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

Am I allowed pets in my House?

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

Are there any restrictions on the use of my home and the development?

Applicable to Apartments and Houses:

- Your home is for private residential use, and the open space areas are for quiet enjoyment of all homeowners.
- Other buildings may be built or altered within the development (but in the case of Apartments, not your block).

Applicable to Apartments:

- You have the exclusive right to use your allocated parking space for one fully taxed and licensed private car or motorcycle. The vehicle must be roadworthy and fit entirely within the boundaries of the space. Paid vehicle maintenance (where you charge others) is not allowed. Trailers, caravans, boats and commercial vehicles are not allowed on the development, save for commercial vehicles delivering goods to your home.
- Aerials installed by the landlord or management company are allowed.
- To help prevent fire risks and ensure outdoor spaces stay pleasant for all residents, barbecues aren't allowed anywhere on the property, including balconies and open space areas.
- You can sell, transfer or give up possession of the whole of your Apartment (not part).

USE

Applicable to Houses:

- Light goods vehicles, caravans, boats, trailers or similar must be kept out of sight of the other properties on the development.

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

RIGHTS AND EASEMENTS

Plots 16- 18, 28-30, 36, 60-63, 41-44, 70, 82-84, 92-94, 96-98, 106-108, 120-123, and 125-128 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 86-89, 109-115 and 131 have a standard development drainage easement running under parts of the garden 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 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 Crest Nicholson development is being constructed under the following planning permission references:

- Wider estate: outline planning consent reference number 2014/2280 dated 1 April 2015.
- Reserved matter consent reference number 230152 dated the 31 October 2023 for the construction of 2000 dwellings (along with other commercial and education construction and enabling works) of which this parcel forms a part of.

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: Woking Borough Council ([Search and comment on planning applications Woking Borough Council](#)).

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

Newland Place forms part of the wider development, Arborfield Green.

The other parts of Arborfield Green may be built out by Crest Nicholson or other developers at a point in the future under the outline planning consent referred to above.

Crest Nicholson may acquire and develop any of the unbuilt areas of the surrounding land at a later date.

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.

Crest Nicholson is not party to any facilities on the development other than the private roads, drainage and open space areas, which will be handed over to the Management Company on completion of construction on the development.

The wider estate will comprise a large number of other developable parcels and, once completed, will also contain a number of commercial units and educational establishments. A document called 'Development Update – Infrastructure, Amenities and facilities at Arborfield Green' is included in the sales pack for illustrative purposes only. This is subject to change and alteration at any point by Crest Nicholson or any of the wider developers. Other than this, Crest Nicholson is not aware of any third-party facilities that Crest Nicholson is a party to.



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.