



DEVELOPMENT FACTSHEET

Brooklands Park



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- The parking spaces across Brooklands Park form part of the properties' demise.
 - EV charging – Yes, 7.4kW socketed EV charger for each plot in Phases 5B, 6 & 7.
 - Visitors have the use of 74 visitor bays on phase 5 and 40 visitor spaces on phases 6 and 7.
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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.

- Plot 79 has a level access shower.
 - The following apartment blocks have lift access:
 - Block F (Plots 664-686) & Block H (Plots 722-744) on Phase 5; and
 - Block F (Plots 180-195) on Phase 6 & 7.
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UTILITIES

ELECTRICITY:

- All Houses: EON - Mains electricity supply with smart meter supplemented with PV panels.

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- All Apartment Blocks: EON - Mains electricity supply.

WATER: Bristol Water - Mains water supply with meter.

SEWERAGE: Wessex Water - Mains sewerage.

HEATING:

- All Houses: Metered mains gas with boiler and radiators and smart meter.
- All Apartments: Air Source Heat Pump for hot water and electrical radiators.

BROADBAND: Fibre to the premises Openreach.

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 “freeholds”. 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 blocks have 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 detail, 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.

TYPE OF OWNERSHIP

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?

HOUSES AND APARTMENTS pay an 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 pay an additional Building 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.

Phase 5 – Apartment Management Service Fees

Block Name / Plot Numbers	Year 1	Years 2–5	Years 5–10
Block G (Plots 687-691)	£1,442 + VAT	£1,514 + VAT + RPI*	£1,839 + VAT + RPI*
Block E (Plots 645-663) & Block H (Plots 722-740)	£1,477 + VAT	£1,550 + VAT + RPI*	£1,883 + VAT + RPI*
Block F (Plots 664-686)	£1,601 + VAT	£1,681 + VAT + RPI*	£2,042 + VAT + RPI*

SERVICE CHARGE

Phase 6 & 7 – Apartment Management Service Fees

Block Name / Plot Numbers	Year 1	Years 2–5	Years 5–10
Block B (Plots 117-125) & Block H (Plots 205-213)	£1,606 + VAT	£1,686 + VAT + RPI*	£1,952 + VAT + RPI*
Block D (Plots 148-161) & Block E (Plots 164-179)	£1,419 + VAT	£1,489 + VAT + RPI*	£1,725 + VAT + RPI*
Block F (Plots 180-195)	£1,586 + VAT	£1,665 + VAT + RPI*	£2,024 + VAT + RPI*
Block I (Plots 214-219)	£1,696 + VAT	£1,780 + VAT + RPI*	£2,061 + VAT + RPI*

Phase 5 & 6 & 7 – Estate Management Service Fees

Block Name / Plot Numbers	Year 1	Years 2–5	Years 5–10
All units to pay equal charge	£247 + VAT	£259 + VAT + RPI*	£299 + 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.

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.

OTHER FEES AND HOW THEY ARE CALCULATED

TITLE TO THE HOMES AT THE DEVELOPMENT

Can I let my Apartment?

LETTINGS

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.

Can I alter my Apartment?

ALTERATIONS

- 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.

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 not exceeding 3m x 2.5m in size with a maximum height of 2.5 m.
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Am I allowed pets in my Apartment?

PETS

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.

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).
- Satellite dishes or similar apparatus can be placed on the rear elevation of your home.

Applicable to Apartments

- You have the exclusive right to use your allocated parking space for one fully taxed and licensed private car or motorcycle. Paid vehicle maintenance (where you charge others) is not allowed. Trailers, caravans and boats are not allowed on 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, communal gardens and open space areas.
- You can only sell, transfer or give up possession of the whole of your Apartment (not part).

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 this, along with the other terms included in the title deeds.

USE

RIGHTS AND EASEMENTS

Plots 12, 13, 29-36, 42, 72-74, 91, 94-97, 220, 222 and 539-544 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 in addition to the service charge referred to above.

Your solicitor will be able to provide you with details.

FLOOD RISK

The site has no history of flooding, and no flood alleviation measures are required during the construction of the development.

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 PT06/1001/O.
 - Appeal reference APP/P0119/A/07/2035178 was obtained on 19 December 2007; appeal allowed and outline planning permission granted; residential development of approximately 1200 dwellings with supporting infrastructure, public open space and ancillary facilities in accordance with application reference PT06/1001/O dated 28 March 2006.
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- Phases 1-5. Reserved Matters reference PT17/5810/RM was obtained on 11 October 2019 from South Gloucestershire Council; erection of 763 dwellings, community building, nursery and retail units with parking, landscaping and associated works.
 - Phases 6 & 7. Reserved Matters reference PT17/5847/RM was obtained on 13 February 2024 from South Gloucestershire Council; erection of dwellings, parking, landscaping and associated works as well as the discharge of associated conditions.

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: [PT17/5810/RM | Erection of 763 dwellings, community building, nursery and retail units with parking, landscaping and associated works. \(Approval of reserved matters to be read in conjunction with outline planning permission PT06/1001/O\). | Land At Harry Stoke Harry Stoke Road Stoke Gifford Bristol South Gloucestershire](#)

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

The former Harry Stoke school site is currently under review by the planning team. The proposed development will comprise approximately 56 residential units, including one apartment building, with the remainder being houses. The scheme also includes a MUGA (multi-use games area) and a nursery facility. There is currently no confirmed date for submission of the planning application. The commercial unit at Phase 2 is currently being used as the sales centre and show homes to sell the development.

**POTENTIAL
FUTURE PHASES
NOT 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 are providing the open space areas, play 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.



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.