



DEVELOPMENT FACTSHEET

Netherton Grange



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- Allocated parking forms part of the properties demise and is transferred to you with your home.
 - Shared visitor parking – some of which will be maintained by the highway authority and some maintained by the management company as part of the Service Charge. Please speak to your Sales Executive for more information.
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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 numbers **386, 413, 414, 425, 435, 440 and 444** have ability to be further adapted at a later date. For example, enhanced circulation spaces, switches, sockets, and consumer units positioned to allow easy reach should further adaption be required.

UTILITIES

ELECTRICITY: Mains electricity supply with smart meter supplemented with PV panels.

WATER: Mains water supply with meter supplied by Independent Water Networks (IWNL).

SEWERAGE: Mains sewerage supplied by Independent Water Networks (IWNL).

HEATING: Metered mains gas with boiler and radiators.

BROADBAND: Fibre to the premises supplied by Open Fibre Networks (OFNL).

MOBILE SIGNAL/COVERAGE: Coverage varies from 'Good outdoor' to 'Good outdoor, variable in home'.

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 "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.

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 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.

See Estimated 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

Houses/Plots	Year 1	Years 2–5	Years 5–10
All remaining plots	£185.62 + VAT	Year 2: £192.64 + VAT + RPI* Year 3: £198.04 + VAT + RPI* Year 4: £203.78 + VAT + RPI*	Year 6: £215.77 + VAT + RPI* Year 7: £222.03 + VAT + RPI* Year 8: £228.46 + VAT + RPI*

		Year 5: £209.69 + VAT + RPI*	Year 9: £235.09 + VAT + RPI* Year 10: £241.91 + VAT + RPI*
Plots with private drives: 350-352, 355-362, 380-385, 410-412, 415-423, 429-438, 440-443	£199.90 + VAT	Year 2: £207.28+ VAT + RPI* Year 3: £213.09 + VAT + RPI* Year 4: £219.27 + VAT + RPI* Year 5: £225.62 + VAT + RPI*	Year 6: £232.17 + VAT + RPI* Year 7: £238.9 + VAT + RPI* Year 8: £245.83 + VAT + RPI* Year 9: £252.96 + VAT + RPI* Year 10: £260.3 + 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:

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 any building or other structure.
- Satellite dishes or similar apparatus can be placed on the rear elevation of your house.

PETS**Am I allowed pets in my House?**

Yes.

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.
- A light motor van (axle weight of no more than 1.5 tonnes) may be parked in the garage or driveway of the property.
- 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 AFFECTING THE HOMES ON THE DEVELOPMENT

Plots 354-358 have a standard development drain in their garden and/or parking area. This is very common and the properties can be enjoyed normally but some areas have restricted building, digging or tree planting and the water company may need access occasionally.

Plots 355, 356, 374-377, 410, 411, 417 and 418 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 further details.

FLOOD RISK

Low.

COALFIELD OR MINING AREA

There are no known issues relating to coal or other mining.

PLANNING

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT

The detailed planning consent reference number under which the development is being constructed is 16/P/1677/OT2. Relevant references are:

- **APP/D0121/W/18/3212682** - The Planning Inspectorate dated 01 November 2019: Application 16/P/1677/OT2 – approximately 450 dwellings, means of access thereto, access roads, footways/cycleways, infrastructure works and associated community infrastructure including open space and landscaping.
- **20/P/2347/RM** - North Somerset Council dated 29 March 2021 – application for access, appearance, landscaping, layout and scale for the erection of 168 dwellings with site wide infrastructure including primary roads, attenuation ponds, associated engineering works and safeguarding of future link road provision pursuant to 16/P/1677/OT2.
- **21/P/1916/NMA** - North Somerset Council dated 20 October 2021 – replacement of plots 107110 and 142 with a marginally larger NA34 unit to meet National Space Standards 3 bed 5-person size requirement.

Copies of the planning 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:
[Home | North Somerset Council](#)

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

No future phases have been committed to.

**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.



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.