



DEVELOPMENT FACTSHEET

Crest Nicholson at Nobel Park



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- Allocated parking forms part of the properties' demises.
- Each plot has one 7kW socketed EV charger.
- Visitor parking within adoptable carriageway is available for members of the public to utilise.
- Visitor parking is also within managed areas which is maintained through the service charge.

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 or ramped pathways).

Your Sales Executive will be happy to confirm which features apply to the specific home you are purchasing.

UTILITIES

ELECTRICITY: Supplied by Eon- Mains electricity supply with smart meter.

WATER: Supplied by Independent Water Network Limited - Mains water supply with meter.

SEWERAGE:

Managed by Independent Water Network Limited - Mains sewerage.

HEATING:

- Metered mains gas with boiler and radiator.
- Three (3) affordable homes have electric radiators with electric hot water cylinder and smart meter.

BROADBAND: Fibre to the premises.

MOBILE SIGNAL/COVERAGE:

Vodafone - good outdoor and in-home, EE, O2 and Three - good outdoor.

For an indication of the specific speeds and supply or coverage in the area, 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 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 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.

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 £1,000 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:** 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. 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 their apartment building.
- 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.

Plots	Year 1	Years 2–5	Years 5–10
2-10, 28, 31-34, 42-43, 53-54, 56-58, 71-78, 85-91, 93-99, 103-104, 107-124	£232.12 + VAT	Year 2: £246.04 + VAT + RPI* Year 3: £260.81 + VAT + RPI* Year 4: £273.85 + VAT + RPI* Year 5: £282.07 + VAT + RPI*	Year 6: £290.53 + VAT + RPI* Year 7: £299.25 + VAT + RPI* Year 8: £308.22 + VAT + RPI* Year 9: £317.46 + VAT + RPI* Year 10: £326.73 + VAT + RPI*
59-70 (apartments)	£1097.79 + VAT	Year 2: £1163.65 + VAT + RPI* Year 3: £1233.47 + VAT + RPI* Year 4: £1295.15 + VAT + RPI* Year 5: £1334.01 + VAT + RPI*	Year 6: £1374.03 + VAT + RPI* Year 7: £1415.25 + VAT + RPI* Year 8: £1457.70 + VAT + RPI* Year 9: £1501.43 + VAT + RPI* Year 10: £1534.38 + VAT + RPI*
All other plots	£213.21 + VAT	Year 2: £226.00 + VAT + RPI* Year 3: £239.56 + VAT + RPI* Year 4: £251.54 + VAT + RPI* Year 5: £259.09 + VAT + RPI*	Year 6: £266.86 + VAT + RPI* Year 7: £274.87 + VAT + RPI* Year 8: £283.11 + VAT + RPI* Year 9: £291.60 + VAT + RPI* Year 10: £300.35 + VAT + RPI*

SERVICE CHARGE

*Annual increase in line with the Retail Prices Index (RPI).

Are there any known circumstances that will lead to an increase?

It appears that certain highways may not be adopted, which would result in ongoing responsibilities for maintenance, inspection, and repairs. Consequently, these costs would need to be factored into the service charge, both now and in the future.

The amount of service charge may also vary due to actual maintenance costs, inflation and contractor prices.

If any payments become overdue, interest is charged at 4% above Barclay's Bank base rate.

OTHER FEES AND HOW THEY ARE CALCULATED

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.

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 house?

- You need Crest Nicholson's consent for any alterations which substantially affect appearance of any building and for the first 5 years of your ownership, you need Crest's approval for any construction or alteration except a good quality domestic shed /outbuilding not exceeding 10ftx8ft in size with a maximum height of 2.5 metres.
- Satellite dishes or similar apparatus can be placed on the rear elevation of any dwelling on the Property.

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.
-

PETS

Am I allowed pets in my House?

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

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.

USE

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 to or collecting goods your home
- Aerials installed by the landlord or management company are allowed.
- 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 can 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 types of vehicles must be parked out of sight of 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.

RIGHTS AND EASEMENTS AFFECTING THE HOMES ON THE DEVELOPMENT

Shared drives and/or paths to **Plots 32, 33, 46-49, 72-77, 79-81, 91, 92, 95-98, 119, 120, 122, 123, 124, 147-151, 155-158 ("Shared Access")**. Ownership of the Shared Access is divided between 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. This is in addition to the Service Charge referred to above.

Plot 7 has a standard drainage easement running under parts of the garden and/or parking area. This is very common and this property 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 None.

PLANNING

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT AND FACILITIES

The detailed planning consent reference number under which the development is being constructed is P22/S4011/RM dated 5th March 2024.

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

Crest Nicholson's development forms part of the wider estate and other developers are constructing within the wider estate.

The outline planning consent for the wider development is reference number is P15/S2902/0 dated 30th June 2017.

The timescales for other developers' phases are unknown at present.

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 will maintain the estate roads and sewers until they are formally taken over by the local authority and the water company. The roads are due to be adopted under a Section 38 agreement, and the sewers are to be covered by a Section 104 agreement.
 - Crest Nicholson will also maintain the attenuation basin, swales and private roads until these are handed over 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.