



DEVELOPMENT FACTSHEET

Perrybrook Phases 4 & 6



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- Private parking bays are included for each private unit.
 - Shared use of 15 visitor parking spaces on Phase 4 and 26 visitor parking spaces on Phase 6 which will either be adopted as part of public highway or managed by the management company through Service Charge.
 - A 7kW socketed EV charger is provided for each plot on Phase 6.
 - 16 designated disabled spaces.
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SPECIFICATION

- Floor finishes and turf to rear garden are not included as standard on Crest Nicholson's development.
- Washing machines and dishwashers are not included in every home on Crest Nicholson's 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 Crest Nicholson's 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: Supplied by Eon:

- Phase 4: Mains electricity supply with smart meter supplemented with PV panels.
 - Phase 6: Mains electricity supply with smart meter.
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WATER: Mains water supply with meter, supplied by LEEP Utilities.

SEWERAGE: Mains sewerage, supplied by LEEP Utilities.

HEATING:

- Phase 4: Metered mains gas with boiler and radiators
- Phase 6: Air Source Heat Pump with radiators and smart meters.

BROADBAND: Fibre to the premises, supplied by Openreach.

MOBILE SIGNAL/COVERAGE: For an indication of specific speeds and supply or coverage in the area, please see the [Ofcom checker](#).

Houses at Crest Nicholson’s 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

TYPE OF OWNERSHIP

As part of the planning consent for Crest Nicholson’s 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 Crest Nicholson’s 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?

SERVICE CHARGE

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 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
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1 or 2 Bed	£138.56 + VAT	£164.40+ VAT + RPI*	£181.52 + VAT + RPI*
3 Bed	£138.56 + VAT	£164.40 + VAT + RPI*	£181.52 + VAT + RPI*
4 Bed	£138.56 + VAT	£164.40 + VAT + RPI*	£181.52 + VAT + RPI*
5 Bed	£138.56 + VAT	£164.40 + VAT + RPI*	£181.52 + 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:

- **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 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, except a good quality domestic shed /outbuilding less than 10ft x 8ft in size with a maximum height of 2.5 meters).
- Satellite dishes or similar apparatus can be placed on the rear of your house.

PETS

Am I allowed pets in my House?

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

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.
- Trailers, caravans, boats and commercial vehicles are not allowed on the development.
- 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.

Service easement

Phase 4 – Plots 84, 85, 92-97

Phase 6 - Plots 195-197, 434 and 435

These plots have standard development service easements running under parts of their garden and/or parking space. This is very common and these homes can be enjoyed normally. Some areas have restricted building, digging or tree planting, and the water or gas and electricity companies may need access occasionally.

RIGHTS AND EASEMENTS

Shared Access

Phase 4 – Plots 95,97, 111-118, 168 and 170

Phase 6 – Plots 183, 184, 195-199, 336-339, 346, 366-371, 418-421

These plots are served by shared access drives and/or footpaths (“Shared Access”). Ownership of Shared Access is divided between the owners of the plots. Each owner will have a right to use Shared Access and must contribute to costs associated with inspecting, maintaining, repairing and renewing any such areas. This is additional to the Service Charge referred to above.

Your solicitor will be able to provide you with details.

FLOOD RISK

None.

COALFIELD OR MINING AREA

No.

PLANNING

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT

The wider development is being constructed under Outline Planning Permission granted on appeal by Tewkesbury Borough Council on 31 March 2016 with reference 12/01256/OUT.

The Reserved Matters Approval under which Crest Nicholson is constructing Phases 4 and 6 is dated 21 March 2023 with reference 22/00251/APP.

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://tewkesbury.gov.uk/services/planning/>

[22/00251/APP](https://tewkesbury.gov.uk/services/planning/22/00251/APP) | [Approval of reserved matters \(Appearance, Landscape, Layout, Scale\) for Phases 4 and 6, comprising development of new homes, landscape, open space and associated works pursuant to outline permission 12/01256/OUT. | Phase Four And Six Perrybrook Off Valiant Way Brockworth Gloucester Gloucestershire](https://tewkesbury.gov.uk/services/planning/22/00251/APP)

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

There are seven phases across the whole of the wider development, but Crest Nicholson has only committed to Phases 4 and 6. The other phases are either in the course of construction or will be constructed by other developers.

**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 provide private roads, private drainage (including attenuation ponds) and open space/play areas within Crest Nicholson’s development phases which will be maintained by the Management Company. The relevance of this to you is that Service Charges will apply, as detailed above.

There are various works that need to be carried out for the benefit of all owners and developers on the wider development. There is an agreement between Crest Nicholson and other developers to ensure these works are completed. Under the terms of that agreement Crest Nicholson must construct a roundabout on Valiant Way, construct a Spine Road from Phase 3 through to Valiant Way and construct a bridge over the existing brook. Crest is responsible for maintaining these until adoption. These facilities will be developed under the planning permission references above.

Crest Nicholson will maintain the adoptable 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 already covered by a Section 104 agreement.



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.