

# DEVELOPMENT FACTSHEET

## Copley Park



**CREST**  
NICHOLSON

## CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

### CONSTRUCTION METHOD

Traditional Brick & Block.

### PARKING

- All plots have parking spaces transferred to you with the home.
- Access is provided via adoptable highway or shared private drives.
- EV charging provided to all plots - 7kW socketed EV charger.
- Shared use of 17 visitors parking spaces within the adopted highway.

### SPECIFICATION

- Floor finishes and turf to rear garden are not included as standard specification.
- Washing machines and dishwashers are not included in every home on this development.

Your Sales Executive will be happy to confirm what is included as standard specification and what optional extras are available to purchase.

### PROPERTY ACCESSIBILITY /ADAPPTIONS

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

**WATER:** Mains water supply with meter.

**SEWERAGE:** Mains sewerage.

**HEATING:** Metered mains gas with boiler and radiators.

**BROADBAND:** Fibre to the premises.

**MOBILE SIGNAL/COVERAGE:** Coverage varies from 'Good outdoor' to 'Good outdoor and in-home' across all major mobile network providers.

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

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#### **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.

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.

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## **RESERVATION FEE, SERVICE CHARGE AND OTHER FEES**

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#### **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.

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#### **GROUND RENT**

None.

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#### **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 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**

House Type	Year 1	Years 2–5	Years 5–10
All Dwellings	£183.40 + VAT	£204.67 + VAT + RPI*	£220.49 + 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.

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### 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.

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## TITLE TO THE HOMES AT THE DEVELOPMENT

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#### ALTERATIONS

##### 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 10ftx8ft in size, with a maximum height of 2.5 metres.
  - 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 House?

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

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#### 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 quite enjoyment of all homeowners.
- Light goods vehicles, caravans, boats, trailers or similar types of vehicles must be parked out of sight of other properties 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.

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#### RIGHTS AND EASEMENTS

**Plots 1-12, 22-26, 32-38, 41-43, 47, 48, 55, 67-69** have a standard development service easement running under part of their shared drive. This is very common and these properties can be enjoyed normally, and the service provider may need access occasionally.

**Plots 1-12, 22-26, 32-36, 42 and 43** 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 above.

Your solicitor will be able to provide you with details.

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**FLOOD RISK**

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

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**COALFIELD OR MINING AREA**

There are no known issues relating to coal or other mining that may have an adverse impact on the property.

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## PLANNING

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**PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT AND FACILITIES**

The detailed planning consent reference number under which the development is being constructed is [22/02358/FULM](#).

A non-material amendment reference 23/02001/MAT was obtained 18 October 2023 for changes to bay window design, render elevations and rear door style.

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: [22/02358/FULM](#).

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

We have not committed to any future phases at this stage.

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**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.

We are providing the open space areas, private roads and any private drainage. 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 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 already covered by a Section 104 agreement.

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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.