

DEVELOPMENT FACTSHEET

Rowden Gate



CONSTRUCTION, FEATURES, UTILITIES AND OWNERSHIP

CONSTRUCTION METHOD

Traditional Brick & Block.

PARKING

- Allocated parking forms part of the property's demise.
- Each plot has one 7kW socketed EV charger.
- Visitor parking to be adopted by local highway authority as part of the S38 Agreement unless denoted otherwise on the conveyance.

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.

UTILITIES

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

WATER: Mains water supply by Independent Water Networks Limited with meter.

SEWERAGE: Mains sewerage managed by Independent Water Networks Limited

HEATING:

- Plots **101-119, 128-129, 134-141, 155-156, 165-176, 185-190, 195-204** – Gas boiler and radiators.

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- Plots **65-89, 96-100, 120-127, 130-133, 142-154, 157-164, 177-184, 191-194** – Air Source Heat Pump with radiators and smart meter.
 - Plots **90-95** – Air source hot water cylinder with electric radiators.

BROADBAND: Fibre to the premises by Openreach with open network subject to availability within the area.

MOBILE SIGNAL/COVERAGE: Mobile signal / coverage in the area for the EE, O2, three and Vodafone in the area currently identified as 'Good outdoor' by Ofcom mobile coverage checker. There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

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

HOUSES at this development are "freehold". 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

MAISONNETTES are "leasehold ". The land on which the maisonette has been, or will be, constructed is registered at Land Registry. You have the right to live in or rent out the maisonette for the length of the lease. Under the lease, you will usually own, and be responsible for, everything inside the maisonette'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 details, and your solicitor can advise you if you have questions.

The length of the lease for maisonettes 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 the freeholder. The freeholder will own the building and the leasehold owners of the maisonettes that are located within that building will own the freehold collectively. Therefore, as a maisonette owner you will own the leasehold title to the individual maisonette and own a share of the freehold to the building with the other maisonette owner.

TYPE OF OWNERSHIP

Where a leasehold property is a maisonette (a block of two maisonettes each with their own entrance) it is intended that once both leasehold maisonettes in a freehold unit are sold a notice procedure will be commenced so that the freehold can be transferred jointly to the owners of each maisonette unit (upper and lower) for £1. Notice will be served on the tenants to offer them the freehold interest. This is often referred to as the tenants right of first refusal.

This means that the owners of the maisonettes in the block (a block being two maisonettes – upper and lower) will control the freehold and be their own landlord.

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?

- **HOUSES AND MAISONNETTES** pay an “Estate Charge”. The Estate Charge is paid 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. The Estate Charge is the actual cost for undertaking the maintenance and insurance of the shared areas on the development and a proportion for a reserve fund.
- **MAISONNETTES** pay an additional “Building Charge” for the maintenance and insurance of the shared parts of their 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.

SERVICE CHARGE

House Type	Year 1	Years 2–5	Years 5–10
Maisonettes - Plots 101-114 & 195-202	£322.55 + VAT	Yr 2 £318.61 + VAT + RPI* Yr 3 £324.98 + VAT + RPI* Yr 4 £331.81 + VAT + RPI* Yr 5 £338.77 + VAT + RPI*	Yr 6 £345.89 + VAT + RPI* Yr 7 £353.15 + VAT + RPI* Yr 8 £360.57 + VAT + RPI* Yr 9 £368.14 + VAT + RPI* Yr 10 £375.87 VAT + RPI*
Houses - All remaining plots	£302.32 + VAT	Yr 2 £297.88 + VAT + RPI* Yr 3 £303.83 + VAT + RPI* Yr 4 £310.22 + VAT + RPI* Yr 5 £316.73 + VAT + RPI*	Yr 6 £323.38 + VAT + RPI* Yr 7 £330.17 + VAT + RPI* Yr 8 £337.11 + VAT + RPI* Yr 9 £344.18 + VAT + RPI* Yr 10 £351.41 + 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:

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

LETTINGS

Can I let my Maisonette?

Your ability to let the maisonette is determined by the lease and any conditions of your mortgage. You can let the whole of the maisonette (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 Maisonette?

- You cannot alter the structure. Before you start work to make alterations to the design or elevation, make openings, or alter pipes / conduits, or any of the fixtures, fittings or appliances you need the landlord's consent.
- Check your mortgage conditions as to your ability or otherwise to make changes to the Maisonette, 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 less than 10ft x 8ft 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 Maisonette?

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.

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.
- Other buildings may be built or altered within the development (but in the case of Maisonettes, not your block).

Applicable to Maisonettes

- 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, boats and commercial vehicles are not allowed on the development, save for commercial vehicles delivering to or collecting good from your home.
 - Aerials installed by the landlord or management company are allowed.
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- 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 or open space areas.

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.

RIGHTS AND EASEMENTS

Plots 133-137,146,151,165,170-176 have a sewer easement running under their garden and /or parking space. This is very common and these homes 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

The Developer is not aware of any flooding affecting the development.

COALFIELD OR MINING AREA

The Developer is not aware of any mining issues affecting the development.

PLANNING

PLANNING PERMISSION OR PROPOSALS FOR DEVELOPMENT

The wider development is being constructed under Outline Planning Permission granted by Wiltshire Council on 24 March 2017 with reference 14/12118/OUT. The outline grants permission for residential housing, retail and leisure units, a primary school, public open space which includes a country park and allotments together with various roads and infrastructure.

The Reserved Matters Approval under which Crest are constructing Rowden Gate Phase 2 is dated 8 July 2021 with reference 19/11461/REM.

The Reserved Matters Approval under which Crest are constructing Rowden Gate Phase 1 is dated 20 December 2018 with reference 18/01383/REM.

KNOWN FUTURE PHASES OF THE DEVELOPMENT CREST NICHOLSON HAVE COMMITTED TO

The wider development is made up of approximately 1000 plots. Crest Nicholson will be constructing in the region of 320 units, over five phases. Phase 2 commenced first, and Phase 1 is now underway.

The timescales for the future phases are unknown at present, but we expect the scheme to be carried out and completed over potentially six years. Please note that these are indicative only and are subject to change.

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 not party to any facilities on the development other than the maintained areas, which will be handed over to the Management Company on completion of construction on the development.

The wider development will comprise other developable parcels (which are to be developed by Crest and other parties) and will also include a number of commercial units and leisure facilities, a primary school, a country park, play areas and allotments.

Crest Nicholson will maintain any estate roads and sewers that are to be adopted 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 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.