



DEVELOPMENT INFORMATION

NHQB – MATERIAL INFORMATION

MARCH 2026

Size and type of property	Details of the size and type of property for each new home on the development can be found within the development brochure accessed here. This includes details of the size of all habitable rooms and the parking available to each plot.
Tenure	All the new homes are freehold and can be found within the development brochure accessed here.
Specification	The intended specification of the new homes can be found within the development brochure accessed here. Karndean flooring is provided to hall, wc and kitchen areas, with carpet to lounge, stairs, landing & bedrooms as standard. Turf is provided to rear as standard. <i>Please note: Specification details are a guide. From time to time, it may be necessary for us to alter/substitute items listed within the specification (for example because of supply/availability issues). The specification should be checked and confirmed at the point of reservation.</i>
Type of construction	All the new homes are of traditional masonry construction (i.e. brick and block).
Indicative Energy Performance rating	The indicative energy performance ratings for the new homes are as follows: All plots: EPC – A. <i>Please note: The above are predicted EPC ratings. Final EPC ratings will be confirmed at practical completion stage of the new home.</i>

In accordance with the Digital Markets, Competition and Consumers Act 2024 and requirements of the NHQB Code of Practice, this document is intended to provide relevant information which may inform or assist purchasers in their decision making (where we are aware of such information). Although every care has been taken to ensure that this information is accurate at the point of publication, it does not constitute a contract, part of a contract or warranty.

Price	The price of each plot can be found on the development page in the prices and availability section accessed here or can be obtained by contacting our appointed Sales Agent(s). <i>Please note: Prices will be released for individual plots according to build programme. Prices may be subject to change during the marketing period, any changes in prices will be advertised accordingly.</i>
Accessibility and adaptations	All the new homes are designed to comply with Requirement M4(1) 'Visitable dwellings' as set out in Building Regulations Approved Document M.
Estimated legal completion dates	The new homes are estimated to be ready for occupation from January 2026 onwards. This will vary by plot. <i>Please note: Occupation dates are a guide and subject to change as the build progresses due to factors which may be outside of our control such as adverse weather, material availability and building control inspections. The latest ready for occupation date for each plot should be confirmed at the point of reservation. This information can be obtained from our appointed Sales Agent.</i>
Warranty	All homes on the development will be covered by a 10-year NHBC Buildmark Warranty. Further details of the warranty cover can be found at: Buildmark Warranty and Insurance Cover Warranties - NHBC
Management services	Silver Birches (Shelvers Way) Tadworth, Surrey, Management Company Ltd has been established as an estate management company to manage, maintain and insure the communal areas of the development.
Management services (cont)	The areas which are intended to be the responsibility of the Management Company are shown on the Estate Plan which is available from our Sales Agent. Plot purchasers will be required to become Directors of the Estate Management Company following completion of their purchase. Managing Agents, Sennen Property Management, will be appointed for a fixed initial period to handle the management and maintenance of the development on behalf of the Management Company. Once all units are occupied, residents will be entitled to change the Managing Agent or self-manage the estate should they choose.

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Service charge	All homes will be liable to pay a service charge to the Management Company to contribute towards the maintenance and upkeep of the communal areas. The service charge for each home is estimated to be approximately £1,405.00 per annum. No ground rent is payable. <i>Please note: The estimated service charge is provided as a reasonable guide based upon the normal upkeep, administration and insurance of the communal areas and common parts associated with the development. The service charge shown is for 2026 and may change in future years depending upon service cost inflation. A detailed service charge budget will be available at the point of reservation and will be provided to your legal representative.</i>
Future phases of development	No future phases of development are anticipated at this time.
Restrictions on future sale	No agreements or restrictions are intended which would affect future sale of the property. Any subsequent purchasers would be required to become members of the estate management company and contribute accordingly to upkeep via the service charge.
Additional insurances, warranties & guarantees	NHBC
Anticipated Council Tax Band	The estimated Council Tax bands for the new homes are as follows: Estimated G. <i>Please note: The above estimated Council Tax bands are based upon similar properties and are intended to provide an indication to assist purchasers. This confirmed Council Tax banding for each plot will be provided to purchasers as soon as it is set by the relevant Local Council. This information will be available from our appointed Sales Agent.</i>
Utilities and communications	The properties will be connected to mains water, electricity, gas, foul drainage and telecoms (Openreach). <i>Mobile phone coverage varies depending upon network. For information on the predicted coverage and performance for your chosen network, please view the online Mobile Checker provided by Ofcom: Map Your Mobile</i>

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Other information	<i>None of the new homes are listed properties and the development is not situated within a Conservation Area.</i> <i>The development is located within an area at very low risk of flooding from both surface water, and rivers and sea. Further information can be found using the Government's Long Term Flood Risk checker: Check the long term flood risk for an area in England - GOV.UK</i>
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