

IMPORTANT INFORMATION

Beaulieu Heath is a collection of Colonial style homes at the highly anticipated and sought after Beaulieu development. Part of the largest residential scheme in Chelmsford, Beaulieu Heath is ideally located within the development adjacent to the Parklands that have been created yet close to the new neighbourhood centre and proposed schools.

Reservation Fee

- i) £500 – Help to Buy
- ii) £1,000 – Non Help to Buy, price up to, & including £500,000
- iii) £2,000 – Non Help to Buy, price over £500,000

Exchange Deposit

- i) 5% of the total purchase price-Help to Buy
- ii) 10% of the total purchase price – All others

Warranty Provided

- i) 2 year Countryside warranty
- ii) 10 year NHBC warranty

Various

- i) Prices are subject to change without notice.
- ii) Terms & conditions apply to incentives agreed.
- iii) Any completion dates shown are anticipated only and subject to change.
- iv) Parking bays allocated and sold on a 'right to park' basis, please ask Sales Consultants for more details.
- v) Due to the complex planning process of creating new communities, some planning matters can remain outstanding with the local authority when you complete on your purchase. This is common and should not cause concern. As such, if this is the case, Countryside will provide a Deed of Indemnity confirming we: a) have applied for discharge, b) are in the process of settling any related infrastructure agreement and c) we have satisfied the conditions for discharge of planning.
- vi) Help to Buy – a summary of the terms and conditions may be viewed on our website: [Help to Buy Scheme & Requirements | Countryside Properties](#) and full terms and conditions on the government publication: [The homebuyers guide to Help to Buy Equity Loan \(publishing.service.gov.uk\)](#)

Freehold Property Details and Charges

- Freeholder – Countryside Zest (Beaulieu Park LLP) until the unit is completed and then it will be the Purchaser
- Management Company - Beaulieu Estate Management for the open space
- The following charges are payable for the maintenance and upkeep of the common spaces on the development:
- Estate Charge 4 Beds - £290 to £317 per annum, 5 Beds - £350 to £378 per annum
It should be noted these are estimated first year charges and are subject to reviews as detailed.
- Service Charge - N/A, other than plots 101, 117 and 118 at £205 per annum.
It should be noted these are estimated first year charges and are subject to reviews as detailed further below. Details of who and when payment is to be made will be confirmed in the legal documentation.

Leasehold Property Details and Charge: N/A

Service/Estate Charges and Ground Rent Reviews

- Service charge/Estate Charge Review: Reviewed annually, considering previous and projected expenditure.

Opening Times: 10am – 5pm daily by 'appointment only'
 Contact Us: 01245 597 277 | beaulieuheath@cpplc.com | www.beaulieu.uk.com
 Centenary Way, Off White Heart Lane, Chelmsford, Essex, CMI 6TD
 Sales Consultants *Clare and Tula look forward to hearing from you*

Information provided in this Important Information Document is intended as guidance only. It does not constitute or form any part of a contract of sale. Purchasers are asked to verify exact details of their new home with the Sales Consultant and / or their Solicitor.



Help to Buy is available subject to eligibility, terms, and conditions.

