



# IMPORTANT INFORMATION

Ideally located in a village setting between Braintree and Witham, The Paddocks offers a superb collection of traditional style homes designed with community in mind. An informal tree lined avenue meanders through the development, revealing an abundance of green open space, including a new village green and play area.

## 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 details available on the government website: [Own Your Home | Help to Buy: Equity Loan 2021-2023 - Own Your Home](#)

## Freehold Property Details and Charges

- Freeholder – Countryside Properties (UK) Limited
- Management Company – Alexander Faulkner Partnership. You may be required to become a member of this Management Company
- The following charges are payable for the maintenance and upkeep of the common spaces on the development:
- Estate Charge – £193.88 - £451.39 per annum  
It should be noted these are estimated first year charges and are subject to reviews as detailed.
- Service Charge – N/A
- 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 Charges – N/A

## Service/Estate Charges and Ground Rent Reviews

- Service charge/Estate Charge Review: Reviewed annually, considering previous and projected expenditure.
- Ground Rent Review: A 'peppercorn' ground rent will apply.

Opening Times: 10am – 5pm Daily on an appointment only basis

Contact Us: 01376 388 359 | [thepaddocks@cpplc.com](mailto:thepaddocks@cpplc.com) | [www.thepaddocks.homes](http://www.thepaddocks.homes)  
Dovehouse Field, Off Braintree Road, Tye Green, Cressing, CM77 8JE  
Sales Consultants Pam and Carol 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.



