

IMPORTANT INFORMATION

HOUSETYPE	The Birkdale (Cromwell Gardens)
TENURE	Freehold
SERVICE CHARGE	£8.47 PCM (Subject to change on 1 st April annually)
DETAILS OF MANAGEMENT SERVICES	Yorkshire Housing Click here for contact information
WARRANTY DETAILS	NHBC Buildmark Click here for more information
INDICATIVE EPC RATING	B Click here for more information
EXPECTED COUNCIL TAX BAND	C Click here for more information
FUTURE DEVELOPMENT PHASES	Final phase Completed construction of site expected Summer 2026
MOBILITY ADAPTATIONS	No
AGREEMENTS OR RESTRICTIONS	Some plots on this site may have a retaining wall within their boundary, for more information speak to our Sales Team More information about retaining walls below
ADDITIONAL PRODUCTS	N/A

Retaining Wall

Your new home has a retaining wall within it's boundary. We've put together some handy information about what this means and your responsibilities to ensure the wall remains safe and in tip-top condition.

What is a retaining wall?

A retaining wall is to keep soil in place. This mostly applies to landscapes featuring small hills where the wall act as a necessary barrier to prevent the soil from sliding forward in a landslide.

Is the wall safe?

Absolutely! The wall has been designed by a structural engineer and has been built to meet all of the required standards.

What does this mean for me?

As the wall falls within your boundary, it's your responsibility to maintain and ensure it remains safe for you and your neighbours.

We'd recommend that you arrange regular inspections of the wall to ensure it remains in tip-top condition. If any problems are identified with the wall it's important you arrange for these to be dealt with as a priority.

Can I make any changes to wall?

To ensure the wall remains safe, you are unable to alter the wall in any way. This includes:

- Not fixing anything to the face of the retaining wall.
- Excavating to the rear or front of the wall
- Not adding anything to the top of the retaining wall.

If you're not sure if a change you're planning impacts the wall, you can contact us to ask our advice.

Is the wall covered by a warranty?

Yes it is! The wall will be covered by your NHBC warranty.

Is the wall covered under my Buildings Insurance?

If you're one of our Shared Owners the retaining wall is covered under your Buildings Insurance policy for 'insured peril'. Insured peril means you can only claim if there is damage to the wall by a storm, or impact damage from a vehicle for example. It would not be insured for damage due to alterations or age.

If you're not one of our Shared Owners, you'll need to make sure your buildings insurance also covers the retaining wall.