

Our Covenants

Things you can and cannot do to
your new Gleeson home and the
land it sits on

New home covenants

To protect the look and feel of our communities for you and your neighbours, your home will be subject to a number of **covenants**.

There are varying requirements attached to the covenants, for example, some covenants fall away after a certain amount of time, but most covenants will remain in force indefinitely.

It is the responsibility of each homeowner to ensure that any changes made to their property, in accordance with the covenants, have the necessary permissions and approvals from both Gleeson and other authorities (such as planning, highways or building control).

Covenants may describe:

- Things the homeowner can do (at their own discretion)
- Things the homeowner cannot do
- Things the homeowner must do

Covenants are legally binding conditions that are written into a property's deeds and can be enforced by both Gleeson and your neighbours on the development. This document outlines the covenants which apply to all homes built by Gleeson.

Certain covenants may be waived in exceptional circumstances or permission may be granted by Gleeson for otherwise prohibited activity (both at Gleeson's entire discretion).

When buying a Gleeson home

✔ Purchasers **must**

At all times

- Keep gardens and grounds tidy and in good order, (including maintaining grassed highway verges on their property) and ensure that all gravel or stone chippings stay on their property and do not overspill onto the roads or footpaths
- Comply with any planning permission granted in respect of their property or the wider development
- Obtain building regulations approval for any works at their property that require it
- Replace any trees or shrubs planted on their property when necessary

✔ Purchasers **can**

At any time (subject to consent where stated below)*

- Put up a shed or greenhouse in their rear garden provided it is no bigger than 2m x 3m
- Put up a larger temporary structure in their rear garden, only if Gleeson has given written consent to do so (this does not include conservatories)
- Keep domestic pets, such as cats and dogs
- Keep a single commercial vehicle at their property, so long as it doesn't exceed 2m in height and 5m in length
- Put up aerials and satellite dishes. However, those on the front and side of their property (if road facing) must not be larger than 60cm in length or diameter
- Put up a sign displaying the name and number of their property, so long as it is no larger than 20cm x 15cm
- Replace the external windows and doors of their property, with windows and doors of the same style, size and colour palette
- For a maximum of 48 hours, keep a caravan on their property for loading and unloading purposes

✘ Purchasers **cannot**

In the first five years of ownership

- Demolish or substantially alter any outbuildings on their property
- Adjust the size, shape or surface of any private or shared drive
- Extend or convert whatsoever any garage on the property
- Change their front garden into a hard-surfaced area, such as a patio or drive
- Replace the external windows and doors of their property if doing so would change the appearance of their property (for example, replacing with external windows or doors of a different colour palette)
- Put up a sign or notice on the outside of their property, or in any windows other than a name or number sign, which must be under 20cm x 15cm in size
- Build any structure on the plot, including property extensions or conservatories (this does not affect your right to put up a garden shed or greenhouse or other temporary structure with consent)**

* Consent will be given entirely at Gleeson's discretion.

** Gleeson will consider applications to construct conservatories at its absolute discretion, and reserves the right to request satisfactory evidence that plot covenants will not be breached

⊗ Purchasers **cannot**

At any time

- Demolish or substantially demolish the home
- Alter the position of any boundary fences
- Put up new fences at the front of their property, or on any other parts of the estate and its roads
- Use the property for anything other than a private home, for example using the home as a base for a business is prohibited (this does not prevent home office working)
- Build within 3ft of any private sewer or obstruct access to it without the necessary Building Regulations Approval
- Remove or damage any trees or shrubs which Gleeson has planted at their property, or which are subject to a Tree Preservation Order***
- Cause a nuisance, annoyance or inconvenience to other owners or occupiers of the development
- Keep animals on their property other than domestic pets
- Breed animals on their property
- Construct an aviary or pigeon loft on their property
- Keep any commercial vehicle at their property that exceeds 2m in height and 5m in length
- Put any building materials or other materials on the roads or footpaths
- Leave any bins or bin bags outside the front of their property or on the estate unless it is a bin collection day or the day before a bin collection day
- Hang washing in their front garden
- Obstruct any highways visibility splay or put up any building structure, fence, tree, hedge, shrub or other structure, or place any garden furniture within the highway visibility splay****
- Keep a caravan, boat or motorhome on their property other than for loading and unloading, for a period of no longer than 48 hours
- Place a skip or waste container on any estate road or footpath
- Obstruct any roads, footpaths or shared driveways with any items or vehicles
- Put up aerials (of over 60cm in length) or satellite dishes (of over 60cm in diameter) to the front or side (if road facing) of their property
- Put up mast aerials over 2m in length anywhere on their property
- Park any vehicle other than a motorbike, car or van under 2 metres (height) and 5 metres (length) in any visitor parking spaces
- Carry out any building work at their property that requires building regulations approval without obtaining the correct approvals

⊗ Purchasers **cannot**

Until Gleeson have completed the development

- Display 'For Sale' boards unless Gleeson has given written consent to do so

*** Any applicable Tree Preservation Order will be made known to you by your solicitor

**** Any highway visibility splay will be shown on the estate plan

This guide has been prepared in conjunction with the Gleeson standard transfer (revision August 2023), which may differ from the covenants you are signing up to. You should therefore seek independent legal advice on the covenants contained in your transfer.

Right where you belong

gleesonhomes.co.uk

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