



RESIDENT'S FACT SHEET





Weymede - Residents Factsheet



Weymede. A Simple Guide

The Estate.

Weymede is a private housing estate of 141 houses situated in more than 15 acres of beautifully landscaped parkland leading to the secure, private riverbank area alongside the River Wey as it nears the end of its journey to join the Thames at Weybridge.

Weymede is one of a small number of estates designed by radical post war architect Eric Lyons CBE, PPRIBA, and built by the pioneering development company SPAN in the mid 1960's. The concept of Span developments is of homes set in groups within an informal parkland setting with the carefully planned landscape engendering an enhanced sense of belonging and community.

For further information on the original SPAN concept see: www.weymede.co.uk

The Weymede Residents Society Ltd.

The land that Weymede sits upon is owned collectively by Weymede householders who, by purchasing a property, become a shareholder and therefore member of the Weymede Residents Society Ltd. (WRS) the vehicle from which the estate is managed. A committee of volunteer residents is elected each year to serve as directors of WRS and to maintain the unique environment of Weymede.

Weymede – Restrictions in Force.

To ensure that the environment at Weymede remains constant the original developers established a set of rules and regulations ratified by legal covenant. By purchasing a property on Weymede an owner automatically obliges him/herself to observe and adhere to these restrictions. It is vital that anyone considering moving to Weymede understands what these restrictions mean in terms of what freedom an owner has to modify his/her property. For the complete list of legally binding restrictions please see the covenants lodged on the website.

The restrictions - Where they apply.

Anyone considering a move to Weymede should understand that only the houses/garages and rear gardens (front gardens in the case of houses 108 to 117) are in individual ownership. This means that an owner can only assume the right to change features of his/her property if those changes are limited to the house interior and the garden as covered above.

The WRS management are responsible for the maintenance of common or public areas including front gardens and the covenants are essentially a legal means of ensuring that these remain in the state that the developers originally envisaged. The following list of restrictions are those that the WRS committee of management are mandated to monitor and act upon. It is in no way exhaustive nor nullifies those restrictions in place but not mentioned hereafter.

Alteration to Buildings, Structures and Public Areas.

Residents of Weymede may not redesign external elements of their properties nor can they replace existing features, such as replacement windows, fencing and walls, with types or styles not prescribed. This includes the demolishing of bin sheds in private gardens, prohibition of external structures such as conservatories, lean-to's, satellite dishes or TV aerials. (Virgin cable is piped into all Weymede properties).

Usage Restrictions for Houses.

A Weymede legal clause ensures that a Weymede property cannot be let for more than 3 years in any single 4 year period. Weymede is for owner residents and The WRS management committee will vehemently resist buy to let purchasers using this clause.

Garages

Garages can ONLY be owned by a shareholder of WRS. In other words a Weymede property owner.

Refuse and Wheelie Bins

Wheelie bins MUST be kept within the confines of a Weymede house and not be permanently stored in public areas where they will be removed.

Front Gardens

Maintenance of communal grounds is organised by WRS. Most houses have a area in front (the rear of houses 108 to 117), which is not legally attached to a specific property. Maintenance of these areas is also the responsibility of WRS. Plant pots, hanging baskets, garden gnomes etc. are not permitted.

Parking and vehicles

Vehicles without a valid road fund licence or insurance parked on Weymede private land will be removed. Owners wishing to store SORN registered vehicles on any private land must seek permission of the owners and no such permission will be granted. If you have a vehicle used for commercial purposes, van or sign written car you will not be allowed to park it on a regular basis on Weymede.

Weymede is a fine place to live precisely because the environment of the estate is preserved so well by the covenants and the management committee tasked to enforce them. The purpose of this page is to illustrate those restrictions that are most likely to be enforced. For further and fuller information regarding the covenants download a copy of the original legal document and the Guide to Living on Weymede from the website.