

SIDDINGTON PARK CIRENCESTER

KEY FACTS

SECTION	SUB-SECTION	DETAILS			REFERENCES
Property details	Landlord	Rangeford Cirencester Limited.			Siddington Park brochures
	Management company	Rangeford Cirencester Limited.			
	Village	Lime Crescent, Siddington Park, Cirencester, Glos GL7 6GX.			
	Description	123 x 1, 2 & 3 bedroom apartments.			
	Status	New. Under construction.			
	Occupancy	All apartments are for single or double occupancy.			
	Tenure	Leasehold (125 years from 1st January 2022).			
	Subletting	Subletting is prohibited under the lease but apartments may be shared with an ‘Approved Guest’.			Lease schedule 5
	Care provider	Rangeford Care Ltd or the resident’s choice of external care providers.			Rangeford Care – Guide To Our Services
Fees when selling the property	Deferred Community Fee	This Fee (an ‘Event Fee’), is payable on resale or assigning the lease. The amount due is calculated using the indexed value which is based upon the very first purchase price and multiplying this figure by the chosen option’s annual percentage increase, up to the capped percentage. Alternatively, an Upfront Community Fee of 12% of the Indexed Value may be paid on purchase instead. Note that the Indexed Value used to calculate the Deferred Community Fee will not necessarily match any actual future resale price. See All You Need to Know for illustrations and further explanation.			Lease schedule 6 All You Need To Know
	Resale Agency Service	There is an option to use Rangeford to market the property when wishing to sell. This service is included within the community fee.			Lease schedule 10 All You Need To Know
	Other costs	The monthly community fee remains payable until a property is resold. Where vendors retain Rangeford Villages as their sole agent, this fee will be suspended after 6 months until the completion of a sale or until the sole agency ceases. Any arrears and the costs of any necessary internal decoration and repair prior to resale. The vendor’s removal costs, solicitor’s fees.			Lease clause 3.8, schedules 6 & 10
Cost of moving into the property	Asking price	£299,950 to £899,950.			Availability List
	Reservation Fee	The Reservation Fee is £5,000 and is deducted from the asking price upon legal completion.			All You Need To Know
	Other costs	Stamp Duty Land Tax, removal costs and solicitor’s fees. There is no charge for a consultation on the purchaser’s care and support needs.			
Ongoing fees payable to Rangeford	Monthly Community Fee estimated (100% amount)	Property	Single occupancy	Double occupancy	All You Need To Know
		1 bed	£636	£774	Lease schedules 6 & 7
		2 bed	£747	£885	
		3 bed	£830	£968	
	The monthly community fee contributes to the costs of the services and amenities at Siddington Park. From July it will increase each year in line with the RPI figure for the preceding April. The fee will be reviewed, and may be rebased, every 15 years from 1st January 2022.				
	Utilities	Residents are responsible for the cost of utilities that relate directly to their apartment. Payable to the landlord: Pavilion apartments - gas (heating and hot water), electricity, water.			
	Concierge services	Included within the community fee.			Lease schedule 9
	Emergency support	Included within the community fee.			Lease schedule 9

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Ongoing fees payable to Rangeford (continued)	Car Parking	£250 per annum, fixed until 1st July 2026, thereafter annual increase by RPI.	Car Parking Policy
	Housekeeping services	Various housekeeping services are available to residents from £16.80 (inc. VAT) per hour. Laundry service available, ask for a price list.	Lease schedule 9
	Ground rent	A peppercorn, if demanded.	Lease clause 3.1
Care costs	Domiciliary care and support costs	Care and support, where needed, is provided under a separate agreement with Rangeford Care Ltd. The services are set out in a personal care plan with costs per hour dependent on the service levels provided, and tailored towards residents needs.	Lease schedule 9 Rangeford Care - Guide to Our Services Agreement for the Supply of Care Services
	Nursing care costs	Nursing care is not provided but can be arranged through the resident's GP and District Nurses.	
Ongoing fees payable to external bodies	Utilities	Residents are responsible for the cost of utilities that relate directly to their apartment. Those payable to external bodies: All apartments - Siddington Park telephone system external usage, Grange apartments - gas (heating and hot water), electricity, water.	All You Need To Know
	Council tax	See www.gov.uk/council-tax-bands	
	TV licence	See www.tvlicensing.co.uk	
	Internet and satellite TV	Residents to arrange their own contracts with suppliers.	
Insurance arrangements	Responsibility of the operator	Buildings insurance, Public Liability insurance, Employers' Liability insurance are included within the community fee.	Lease clause 8 All You Need To Know
	Responsibility of the owner	Home Contents insurance.	
Contingency Fund		There is no separate contingency fund for Siddington Park. Rangeford Cirencester Ltd will fund any major works needed from the receipts of the monthly and deferred community fees. No additional liabilities will fall on residents.	Lease schedule 6 All You Need To Know
Restrictions on selling the property		Rangeford Cirencester Ltd has a right of first refusal to purchase a property when it is resold. A purchaser may be under 60 years old but an occupier of an apartment must be at least 60 years old.	Lease schedule 11 Lease schedule 4

All prices and other information contained in this document are accurate as at 29th June 2023 but may change annually or at other intervals over the period of residence in accordance with changes in legislation and/or the lease governing the sale of apartments.

We encourage you to discuss your housing options with your family and friends, and to seek independent professional advice, support and representation as appropriate, in connection with a home purchase and move to Siddington Park.