

RANGEFORD VILLAGES

WADSWICK GREEN
CORSHAM

All you need to know

The Pavilion , Rowan Lane & Birch Close Apartments

Service Charge – 2021/22 - per month:

The Pavilion

One bedroom apartments:	Single occupancy £572.65	Double occupancy £704.38
Two bedroom apartments:	Single occupancy £667.51	Double occupancy £798.24

The Pavilion service charge includes utilities charges for water, electricity & heating

Rowan Lane & Birch Close

One bedroom apartments:	Single occupancy £523.12	Double occupancy £653.94
Two bedroom apartments:	Single occupancy £602.55	Double occupancy £733.33
Three bedroom apartments:	Single occupancy £677.30	Double occupancy £808.08

Ground Rent – per annum:

One bedroom apartments: £200 Two bedroom apartments: £300 Three bedroom apartments: £400

Service Charge includes:

- 24-hour emergency support response & emergency services co-ordination
- Village General Manager and supporting teams
- Concierge & Chauffeur driven services
- Safety and Security: emergency call system, door entry to the apartments, communal fire alarms & smoke detectors
- Residents' drive entrance vehicle recognition
- Co-ordination of resident group activities, including exercise classes in the gym
- Serviced guest suite to rent for family & friends
- 15% food and beverage discount & courtesy newspapers at The Greenhouse Restaurant
- Wadswick Green Spa facilities for residents, friends & family
- Upkeep & maintenance of communal area including: pool, gym, estate roads & landscaped grounds
- Serviced lifts to all apartments
- External window cleaning of apartments & communal areas
- Buildings insurance for apartments & communal areas
- Corporate management services & support (finance, legal, HR, etc)

Optional Additional Services:

Rangeford Care, Housekeeping and Concierge can provide a bespoke range of services depending on your needs and wishes at an additional charge:

- Personal care & medication management
- Pursuing interests, hobby & leisure activities
- Companionship visits & therapeutic activities
- Preparation of meals & drinks
- Making and changing beds
- Shopping, paying bills & household management
- Escorting to social events & appointments
- Cleaning, vacuuming, laundry & ironing
- Local trades people contacts for odd jobs

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Terms of Lease:

Your apartment is purchased on a 125-year lease which starts 1st January 2015.

Service Charge:

The service charge is a variable charge based on the actual costs of providing the services. It changes annually on 1 July. We give one month's notice of any change in the charge. We hold an annual meeting with residents on the budget and welcome feedback on the services we provide.

If costs rise or fall, or if we are unable to provide a particular service and cannot make alternative arrangements, the service charge will be altered accordingly. We cannot give guarantees about the level of service charge in future years as it is mainly influenced by the cost of goods and services on the open market.

The service charge is held on trust for residents as required under the Landlord & Tenant Act 1987. Service charges remain payable until a property is resold.

Event Fee (Contingency Fund contribution):

On resale, each apartment contributes through an Event Fee to a Contingency Fund to cover major works such as relining the pool or replacing the roofs. The Event Fee is calculated as 0.5% of the resale price achieved multiplied by the number of years or part-years of ownership, with a cap at 10%. It is payable from the proceeds of the resale on completion. The full amount of each Fee goes into the Fund.

A buy to let owner will be required to pay the Event Fee every 20 years in the instance the property is owned for more than 20 years.

This arrangement means that the annual service charges are much lower than they would be if the costs of major works had to be recovered instead from the service charge.

The attached Event Fee disclosure document gives examples of what the Event Fee might be on resale of the apartment based on the number of years of ownership and various assumptions about future property prices. The Fee is payable to Rangeford RAP Ltd.

All payments made by residents into the Contingency Fund under the terms of their lease are held in trust in a separate bank account. These funds will be used to fund items of expenditure for the apartment buildings and communal facilities as per the lease that are non-routine in nature and are typically incurred less than annually. Rangeford conducts regular building surveys to assess and plan for future capital spending requirements.

The NHBC warranty provides 10 years structural cover for individual apartments.

The Contingency Fund will grow as properties are resold. The current balance is stated in the Key Facts document. If the Fund could not cover the full cost of capital works Rangeford would fund the deficit so that the works could proceed.

Ground Rent:

The Ground Rent will increase in line with the Retail Price Index every 10 years.

Resale Administration Fee:

On exit, the property is sold by Rangeford to a qualifying purchaser for a fee of 3% plus VAT of the resale price achieved.

Age Criteria:

A buyer can be under 60 years old to purchase a property but one occupier must be aged 60 or over.

Subletting:

Subject to approval by Rangeford, the leaseholder may let out the property subject to the qualifying age of the occupier and the lease terms being adhered to.

Lease Termination:

Clause 5 of the lease enables us to terminate the lease should payments be missed or if any covenant is breached. We cannot terminate leases summarily (a court order is required) and we will always act reasonably before initiating the termination process (e.g. first seeking through dialogue to resolve any payment problems or breaches of covenants). Also, for the avoidance of doubt, in line with the law, clause 9.3 cannot exclude liability for death or injury caused by our negligence.

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Council Tax:

Residents are responsible for their own council tax. As a guide:

One bedroom Pavilion apartment is rated Band C - £1,805.39 (2021/22)

Two bedroom Rowan Lane or Birch Close apartment is rated Band E - £2,482.41 (2021/22)

Utility Bills, Insurance and Telecommunications:

Rowan Land and Birch Close: Utility bills – heating, electricity and water to be paid by residents.

The Pavilion: Utility bills are included within The Pavilion apartments' service charge.

Residents are responsible for their own home contents insurance.

Each apartment at Wadswick Green is wired for broadband and satellite services, and you are free to set up your own suppliers.

Moving Costs:

You will be responsible for your own moving costs.

How to Purchase a new Apartment:

Our sales team at Wadswick Green will assist you throughout the buying process from choosing your apartment, advising you of the purchase price, on going costs and taking you through the 'All you need to know' information. The sales team can also give advice and practical help with selling your existing home, downsizing and de-cluttering.

To reserve, contact the sales team using the number listed above. There is a simple reservation form to be completed, together with payment of the £5,000 reservation fee to secure the apartment and asking price for six weeks whilst the purchase conveyancing is completed.

Contracts are to exchange within the six weeks' reservation period, including a deposit of 10% of the purchase price less the amount of any reservation fee you have paid. Any deposit paid is protected by NHBC Buildmark policy.

You have the right to cancel the reservation agreement at any time before exchange of contracts. If you cancel the reservation agreement or fail to exchange contracts within six weeks, Rangeford have the right to deduct reasonable administrative and legal fees from the refundable reservation fee, up to a maximum of the full value of the fee.

Moving into your new home:

Before your move in date, you will be introduced to the After-Sales Team who will be your point of contact whilst you settle into your new apartment. This will include demonstrating how everything works in your new home as well as introducing you to the amenities and social activities available at Wadswick Green.

Once at Wadswick Green we will be able to assist you with moving boxes, unpacking and can provide local trades people contacts for other settling in requirements.

Please note:

Fees stated are correct at the date shown but may change annually or at other intervals over the period of residence
The All You Need To Know schedule is a summary only and you should review the lease in full

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 Wadswick Green

Sales Team are available - Marketing Suite open Monday to Saturday 10am to 5pm
01225 584500 | sales@wadswickgreen.co.uk | www.rangefordvillages.co.uk
Wadswick Green, Corsham. Wiltshire SN13 9FN

All prices and other information contained in this document are accurate as at 15th May 2020 but may change in accordance with changes in legislation and/or the lease governing the sale of apartments.