

# WADSWICK GREEN

## ALMOND CLOSE AND ASH LANE

# KEY FACTS

SECTION	SUB-SECTION	DETAILS
<b>Property details</b>	Landlord	Rangeford RAP Limited.
	Management company	Rangeford RAP Limited.
	Village	Wadswick Green, Rowan Lane, Corsham, Wiltshire SN13 9FN.
	Description	90 x 1, 2 & 3 bedroom apartments.
	Status	Almond Close: built 2018      Ash Lane: built 2019.
	Occupancy	All apartments are for single or double occupancy.
	Tenure	Leasehold (999 years from 1st January 2015).
	Subletting	Subletting is prohibited under the lease but apartments may be shared with an 'Approved Guest'.
	Care provider	Rangeford Care Ltd or the owner's choice of external care providers.
<b>Cost of moving into the property</b>	Asking price	Availability at date of printing £480,000.
	Reservation Fee	The Reservation Fee is £5,000.
	Deposit	A deposit of 10% of the purchase price, less the amount of any reservation fee you have paid, is payable on exchange of contracts.  Any deposit paid is protected by NHBC Buildmark policy as detailed in the NHBC's 'Insurance Product Information Document'.
	Upfront Community Fee	Buyers have the option to pay an Upfront Community fee on purchase instead of a Deferred Community Fee on resale. See the All You Need to Know document for further details.
	Other costs	Stamp Duty Land Tax, removal costs and solicitor's fees. There is no charge for a consultation of the purchaser's care and support needs.
<b>Ongoing fees payable to Rangeford</b>	Monthly Community Fee	There are four options for paying the Monthly Community Fee, corresponding to those for paying an Upfront Fee on Purchase (at 100%) or the Deferred fee on resale (at 100%, 50%, or 25%). The Monthly Community Fee also varies depending on the size of the property and the number of occupants. See the All You Need to Know document for further details.
	Usage charge	Owners are responsible for the cost of utilities that relate directly to their apartment. Payable to the landlord – gas (including heating and hot water).
	Concierge services	Included within the Community Fee.
	Emergency support	Included within the Community Fee.
	Housekeeping services	Various housekeeping services are available to owners from £18.50 (inc. VAT) per hour. Laundry service available, ask for a price list.
	Ground rent	A peppercorn, if demanded.
<b>Care costs</b>	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 from £33 per hour dependent on the service levels provided and tailored towards owners needs.
	Nursing care costs	Nursing care is not provided but can be arranged through the owner's GP and District Nurses.
<b>Ongoing fees payable to third parties</b>	Council tax	See <a href="http://www.gov.uk/council-tax-bands">www.gov.uk/council-tax-bands</a>
	TV licence	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
	Telephone, WiFi and pay-TV	Owners to arrange their own contracts with suppliers and are responsible for any usage charges.

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Charges when leaving or selling	Deferred Community Fee	<p>On resale, buyers pay a lump sum 'Deferred Community Fee'. This is based on the purchase price inflated by RPI annually. The Indexed value at the date of resale is then multiplied by the buyer's chosen multiplier: 2% per year or part year of ownership (15% cap), 4% (24% cap) or 4% (30% cap). These three rate options correspond to different levels of the Monthly Community Fee.</p> <p>Alternatively, buyers may pay an Upfront Community Fee of 12% of the purchase price and then pay the full Monthly Fee for the duration of their ownership. See All You Need to Know for illustrations and further explanation.</p>
	Resale Agency Service	<p>There is an option to use Rangeford to market the property when wishing to sell. This service is included within the Community Fee.</p>
	Ongoing charges	<p>The Monthly Community Fee remains payable until a property is resold. Where the property is vacant and the 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.</p>
	Other costs	<p>Any arrears and the costs of any necessary internal decoration and repair prior to resale.</p> <p>The vendor's removal costs, solicitor's fees.</p>
Insurance arrangements	Responsibility of the operator	<p>Buildings insurance, Public Liability insurance, Employers' Liability insurance are included within the Community Fee.</p>
	Responsibility of the owner	<p>Home Contents insurance.</p>
Funding of major repairs		<p>There is no separate contingency fund for Wadswick Green. Rangeford RAP Ltd will fund any major works needed from the receipts of the monthly and Deferred Community Fees.</p> <p>No additional liabilities will fall on owners.</p>
Constraints on selling		<p>Rangeford RAP Ltd has a right of first refusal to purchase a property when it is resold.</p> <p>A purchaser may be under 60 years old but an occupier of an apartment must be at least 60 years old.</p>

All prices and other information contained in this document are accurate as of 2nd September 2024 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 Wadswick Green.

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Wadswick Green, Rowan Lane, Corsham, Wiltshire SN13 9GS

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