

WADSWICK GREEN CORSHAM

RANGEFORD VILLAGES

KEY FACTS 2025/26

Resales - Rowan Lane, Birch Close and Pavilion Apartments

Section	Sub-section	Details			References
Property details	Landlord	Rangeford RAP Ltd			Wadswick Green brochure
	Management company	Wadswick Green Property Services Ltd			
	Village	Wadswick Green, Westwells Road, Corsham Wiltshire SN13 9RD			
	Description	Rowan Lane and Birch Close apartments (1-3 bed), built in 2015: 41 at Rowan Lane, 45 at Birch Close. The Pavilion, built in 2016: 26 (1-2 bed) apartments.			
	Status	Pre-owned			
	Occupancy	All apartments are for single or double occupancy			
	Tenure	Leasehold (125 years from 1 January 2015)			
	Care provider	Rangeford Care Ltd or the resident’s choice of external care providers			Rangeford Care – Guide to our services
Charges when leaving, selling or sub-letting the property	Contingency Fund Contribution	Payable on resale, a contribution to the Contingency Fund, calculated at 0.5% of the re-sale price for for each year or part year of occupation, capped at 20 years, so the maximum payable would be 10% of the property sale price			Lease clause 9.3, schedule 4 All you need to know
	Resale Administration Fee	Calculated at 3% plus VAT of the resale price achieved. Covers the landlord’s costs associated with the transfer and the provision of estate agency services (the charge remains payable if the vendor commissions another estate agent to sell the property)			Lease clause 12.1, schedule 7 All you need to know
	Other costs	Any arrears and the costs of any necessary internal decoration and repair prior to resale. The vendor’s removal costs, solicitor’s fees			Lease schedule 7, paragraph 3.4
	Subletting charges	A Buy to Let owner must pay the event fee every 20 years, if the property is in the same ownership for more than 20 years			Lease clause 9
Cost of moving into the property	Asking price	Resales – prices upon request			Individual resale sales particulars
	Other costs	Stamp Duty Land Tax; removal costs and solicitor’s fees. There is no charge for an assessment of the purchaser’s care and support needs			All you need to know
Ongoing charges payable to Rangeford	Monthly Service charge		Single occupancy	Double occupancy	All you need to know. Lease Schedule 5.
		Courtyard 1-bed	£616.95	£770.90	
		Courtyard 2-bed	£709.95	£862.01	
		Courtyard 3-bed	£795.95	£947.10	
		Pavilion 1-bed	£674.14	£827.67	
		Pavilion 2-bed	£785.04	£941.00	
	The service charge is reviewed annually on 1 July. We hold an annual meeting with residents on the budget and welcome feedback on the services we provide. If costs rise or fall, 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.				
	Concierge services	Included within the service charge			
	Emergency support	Included within the service charge			
	Housekeeping services	Various housekeeping services are available to residents from £19.80 (inc.VAT) per hour.			

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Ongoing charges payable to Rangeford (cont)	Ground rent	1-bed: £200 per year 2-bed: £300 per year 3-bed: £400 per year Ground Rent is payable on 1 st April annually and will increase in line with RPI every 10 years		All you need to know. Lease schedule 10.
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 from £35 per hour dependent on the service levels provided, and tailored towards residents needs		Rangeford Care – Guide to our services. Agreement for the Supply of Care Services.
	Nursing care costs	Nursing care is not available at Wadswick Green but can be arranged through the resident’s GP and District nurses		
Ongoing fees payable to external bodies	Utility bills	Courtyard apartments: Residents are responsible for the cost of electricity, gas, heating, water and telephone that relate directly to their apartment, which will be paid either directly to the external supplier or to the landlord		All you need to know
		Pavilion apartments: Water, electricity and heating are included in the service charge		
	Council tax (2024/25)	Pavilion 1 & 2-bed	Band C	
		Courtyard 1-bed	Band C	
		Courtyard 2-bed	Band E	
		Courtyard 3-bed	Band F	
	TV licence	See http://www.tvlicensing.co.uk		
	Internet, satellite TV	Residents to arrange independently		
Insurance arrangements	Responsibility of the operator.	Buildings insurance, Public Liability insurance, Employers’ Liability Insurance. Included within the Service Charge		All you need to know
	Responsibility of the leaseholder.	Home contents insurance		
Contingency Fund		Rangeford RAP Limited will fund the capital expenditure in repairing and renewing the Estate, the Building and the Common Parts from the receipts of the Contingency Fund Contributions paid by Leaseholders.		All you need to know
Restrictions on selling the property		Rangeford RAP Ltd has a right of first refusal when a property is resold. At least one incoming resident must be aged 60 or over, be suitable for housing of this type and be able to manage his/her own affairs		Lease schedule 9, clause 1.1
Date		18 th June 2025		
Please note: Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence.				
We encourage you to discuss your housing options with your family and friends, and to seek independent advice, support and representation as appropriate, in connection with a move to Wadswick Green				

The Sales Team is available at the Marketing Suite - open Monday to Saturday 10am to 5pm
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