

WADSWICK GREEN

WALNUT LANE, ASH LANE & ALMOND CLOSE

KEY FACTS

PROPERTY DETAILS

Operator	Rangeford Holdings Limited.
Landlord and management company	Rangeford RAP Limited.
Village	Wadswick Green, Rowan Lane, Corsham, Wiltshire SN13 9FN.
Type of property	1, 2 & 3 bedroom apartments.
Status	Walnut Lane estimated build completion: 2026 Almond Close: Built 2018 Ash Lane: Built 2019
Occupancy	All homes are for single or double occupancy.
Tenure	Leasehold (999 years from 1st January 2015).
Subletting	Subletting is prohibited under the lease but homes may be shared with an 'Approved Guest'.
Care provider	Rangeford Care Ltd or the owner's choice of external care providers.

COST OF MOVING IN

Purchase price	Walnut Lane: £399,500 - £852,000
Reservation Fee	The Reservation Fee is £5,000 (New build only).
Deposit	For a new build, a deposit of 10% of the purchase price, less the amount of any reservation fee you have paid, is payable on exchange of contracts.
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 on the purchaser's care and support needs.

ONGOING FEES PAYABLE TO RANGEFORD

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.
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ESTIMATED MONTHLY COMMUNITY FEE		OPTION 1		OPTION 2		OPTION 3		OPTION 4	
Property Type	Occupancy	%	Payable	%	Payable	%	Payable	%	Payable
One Bedroom	Single	100%	£690	50%	£345	25%	£173	100%	£690
One Bedroom	Double	100%	£862	50%	£431	25%	£216	100%	£862
Two Bedrooms	Single	100%	£795	50%	£398	25%	£199	100%	£795
Two Bedrooms	Double	100%	£967	50%	£484	25%	£242	100%	£967
Three Bedrooms	Single	100%	£894	50%	£447	25%	£224	100%	£894
Three Bedrooms	Double	100%	£1,067	50%	£534	25%	£267	100%	£1,067

The Monthly Community Fee contributes to the costs of the services and amenities at Wadswick Green. From 1st 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 2015.

Ground rent	A peppercorn, if demanded.
Concierge services	Included within the Community Fee.
Housekeeping services	Various housekeeping services are available to owners from £19.80 per hour.
Emergency response	Included within the Community Fee.

CARE COSTS

Personal care	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 from £35 per hour dependent on the service levels provided and tailored towards owners needs.
Nursing care	Nursing care is not provided but can be arranged through the owner's GP and District Nurses.

ONGOING FEES PAYABLE TO THIRD PARTIES

Utilities	Owners pay water and electricity suppliers direct.
Council tax	See www.gov.uk/council-tax-bands
TV licence	See www.tvlicensing.co.uk
Telephone	Service provided with external usage payable by owners. Owners may arrange their choice of external provider, payable by owners.
Internet/Broadband	Basic service provided within property and some communal areas. Owners may arrange their choice of external provider, payable by owners.
Digital TV	TV connection provided. Owners may arrange their choice of external provider, payable by owners.

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	There is an option to use Rangeford to market the property when wishing to sell. This service is included within the Community Fee.
Ongoing charges	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.
Redecoration costs	The costs of any necessary internal decoration and repair prior to resale.

INSURANCE ARRANGEMENTS

Arranged by operator	Buildings insurance, Public Liability insurance, Employers' Liability insurance are included within the Community Fee.
Arranged by owners	Home Contents insurance.

FUNDING OF MAJOR REPAIRS

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.

No additional liabilities will fall on owners.

CONSTRAINTS ON SELLING

Rangeford RAP 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.

Last updated 6th January 2026.

All prices and other information contained in this document are accurate as at the above date 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 residential properties.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial/ benefits and other appropriate advice, support and representation in connection with a move to Wadswick Green.

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

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