MICKLE HILL
PICKERING
RANGEFORD VILLAGES

KEY FACTS 2026/27
Mickle Hill Apartments and Bungalows

Section	Sub-section	Details	References
Property details	**Landlord**	Rangeford Pickering Ltd	*Mickle Hill brochure*
	Management company	Rangeford Pickering Ltd	
	Village	Mickle Hill, Malton Road, Pickering, YO18 7ND	
	Description	**90 Pavilion apartments** (40 x 1 bed & 50 x 2 bed) **78 Bungalows** (6 x 1 bed & 72 x 2 bed) Built 2016 and 2018	
	Status	Pre-owned. Construction complete	
	Occupancy	All homes are for single or double occupancy	
	Tenure	Leasehold (125 years from 1 October 2015)	
	Subletting	Underletting is permissible subject to compliance with the lease, including approval to be an Approved Purchaser	Lease clause 9.1.3, Part 1 of Schedule
	Care provider	Rangeford Care Ltd or the resident's choice of external care providers	*Rangeford Care – Guide to our services*
Charges when leaving, selling	**Contingency Fund Contribution**	Payable on resale, a contribution to the Contingency Fund, calculated at 1% of the re-sale price for each year or part year of occupation	Lease clause 9.4 *All You Need To Know*
	Resale Administration Fee	A fee of £500 including VAT is for handling resale enquiries and documentation	Lease clause 6.3 *All You Need To Know*
	Resale Estate Agency Service	There is an option to use Rangeford to market the property when wishing to sell. This service is available for 2% plus VAT of the resale price achieved, payable on completion of the sale	*All You Need To Know* *Resale Estate Agency Service leaflet*
	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, clauses 6.4, 6.5
Cost of moving into the property	**Asking price**	Resales – prices upon request	
	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 Pickering Ltd	**Monthly Service Charge**	Apartments - 1 bed £447.94 / 2 bed £466.70 Bungalows - £392.60	*Lease schedule 5* *All You Need To Know*
	Monthly Wellbeing Charge	£291.20 per property	
	The service and wellbeing charges are reviewed annually on 1st 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 charges 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		
	Maintenance services	Various maintenance services are available to residents from £25.90 per hour	

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Ongoing charges payable to Rangeford Pickering Ltd	**Housekeeping services**	Various housekeeping services are available to residents from £25.90 (inc. VAT) per hour Laundry service is available, ask for a price list	
	Ground Rent	Where the original purchase is after 1st April 2023, the Ground Rent means a notional peppercorn (if demanded). Where the original purchase is prior to 1st April 2023, the Ground Rent is: 1 bed homes £340.10 / 2 bed homes £453.48 per year, payable on 1st April annually and will increase in line with the Retail Price Index every 5 years from 1st October 2015	Lease schedule 10 *All You Need To Know*
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 £ 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 Mickle Hill but can be arranged through the resident's GP and District nurses	
Ongoing fees payable to external bodies	**Utility bills**	**Bungalows**: Owners pay the relevant utility supplier for the costs of water, electricity and heating	*All You Need To Know*
		Apartments: Water, hot water and heating are included in the service charge	
	Council tax	See www.gov.uk/council-tax-bands	*All You Need To Know*
	TV licence	See http://www.tvlicensing.co.uk	
	Internet, satellite TV, Telephone	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 owner	Home contents insurance	
Contingency Fund		Rangeford Pickering 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 Pickering Ltd has a right of first refusal when a property is to be resold Incoming residents must be aged 60 or over, be suitable for housing of this type and be able to manage his/her own affairs	Lease schedule 5, clause 9
Date		14th August 2026	
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 Mickle Hill			

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