

**Leasehold information for Apartments over Garages/Car Ports which belong to freehold houses – The Chariots Phase 4**

There are homes being sold on this development where an apartment is built over garages or car ports (referred to as FOG’s). The apartment and one garage are sold freehold. The remaining garages or car ports are owned by houses which are sold freehold and their garages are sold leasehold.

The properties on The Chariots Phase 4 where this applies are apartments plot number(s) 103 and 268 and houses plot number(s) 84, 85, 265 and 267.

Properties that form part of a flat over garages or car ports arrangement are referred to as ‘FOG’s. The owner of a FOG is the freeholder of their flat, the structure of the whole building and also the garages or car ports underneath the flat. Garages or car ports under flats are referred to as ‘GUF’s’.

Below is an explanatory note regarding the structure of the FOG arrangement.

The FOG Buyer owns the structure of the whole and is the freeholder of his flat, his garage or car port and the garages or car ports under the flat (referred to throughout as “GUFs”). Below is an example of what this could look like.

<b>FOG = FLAT OVER GARAGE</b>	<b>FOG</b>		
<b>GUF = GARAGE UNDER FLAT</b>	<b>Garage for FOG</b>	<b>GUF</b>	<b>GUF</b>

**The FOG**

The FOG Buyer owns the structure of whole of the building, and owns the freehold interest in the FOG and the garages or car ports below. Depending on the size and design of the FOG there may be 2, 3 or 4 garages or car ports below the FOG.

The FOG owner recovers from the garage or car port owners a proportion (set out in the garage leases) of the maintenance expenses and insurance premium for the building.

On completion of the sale of the FOG, the FOG owner will be provided with the Transfer of the FOG, together with the original Leases for the garages or car ports.

### **The GUF**

In order that the garages leases are effected simultaneously, and to ensure that the FOG is sold subject to the leases, the leases of the garages or car ports which are not being sold with the FOG are granted to the Developers nominee company. When the associated property is sold, the leasehold interest in the GUF is transferred with the house at nil consideration.

The length of the term of the garage or car port lease is 999 years from the 1<sup>st</sup> January 2017 and the initial ground rent is an actual peppercorn which is not collected by the landlord. It is also important that your Solicitor should advise you about the detailed terms of the lease.

The owner of the leasehold garage or car port will not be able to acquire the freehold of the garage car port.

**IMPORTANT: You are strongly advised that you should take independent legal advice in relation to the purchase of the property, including all matters covered by this document**