

Essential information – Hampden Fields West & East

Service/Estate Charges

The following charges will apply at this development:

Estate charge: Unadopted estate areas will be managed and maintained by Trinity Estates and will require a contribution from estate residents. This amount is currently £199.99 per annum for houses and will be reviewed by Trinity annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges. Houses on this development will be freehold.

The SANG (Suitable Alternative Natural Green Space) will be managed by Lands Trust. and will require a contribution from estate residents. This amount is currently £234 per annum for all properties and will be reviewed by Trinity annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Apartments: An annual service charge will apply to residents in apartments which will be reviewed by Trinity Estates annually factoring in previous and projected expenses. Unadopted estate areas will be managed and maintained by Trinity Estates and will require a contribution from estate residents on selected plots. This amount varies per plot and will be reviewed by Trinity Estates annually factoring in previous and projected expenses.

Apartment Type	Initial Service Charge
Hampden Fields East: The Buckland Apartments plots 445-453	£1,525.66

Leasehold information for apartments at Hampden Fields

The length of term of the lease and the initial annual ground rent is outlined below and will be explained to you by our sales executive on site. It is also very important that your solicitor should advise you about the detailed terms of the lease, including the review provisions which are explained in brief below.

Leasehold Information

- Apartments at this development are being sold on a leasehold basis.
- The length of term of the lease for each apartment is 999 years commencing on 1/1/2026 and the initial ground rent is £0 (peppercorn).

Ownership of the Freehold for apartment blocks

In common with most developers, it is not Taylor Wimpey's policy to retain the ownership of the freehold title to your property indefinitely. Therefore, it is likely that an agreement has been or will be entered into by Taylor Wimpey with a third party for the sale of the freehold reversion of the leasehold apartments and associated communal areas on the Development once the last Property has been sold.

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