

## Important information – Ockley Park, Hassocks

### Service/Estate Charges

The following charges will apply at this development:

**Service charge:** An annual service charge will apply to residents in apartments which will be produced by the appointed Managing Agents – Its Your Place Ltd annually factoring in previous and projected expenses.

Apartment/FOG	Initial Service Charge
2 bedroom apartments – Ditchling House, Hassocks House and Flint House	£1,068.59
FOG - The Keymer plots 34 and 67	£547.26

**Estate charge:** Unadopted estate areas will be managed and maintained by Its Your Place Ltd and will require a contribution from estate residents. This amount is currently £171.41 per annum and will be reviewed by Its Your Place Ltd annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

### **Leasehold information for apartments/FOGs at Ockley Park**

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

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.

- Apartments at this development are being sold on a leasehold basis.
- The length of term of the lease for this apartment is 999 years commencing on 01/01/2022 at the earliest (although please refer to the plot specific lease for confirmation) and the initial ground rent is £0 (peppercorn).
- FOGs are homes being sold on this development where an apartment is built over garages/carports (referred to as FOG's). The apartment is generally sold as freehold unless there are managed areas on the ground floor in which case the apartment will be sold as leasehold (plots 34 and 67). Any remaining garages/carports are on the ground floor and owned by houses are sold leasehold. The leasehold length for leasehold FOG apartments is 999 years commencing from the 01/01/2022 at the earliest (although please refer to the plot specific lease for confirmation) and the initial ground rent is a 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**