

Important information – Woodlands Chase Phase Phase 1 – Plots 1, 2 and 3

An annual estate service charge will apply to all residents which will be reviewed by Remus Management Limited annually factoring in previous and projected expenses. The current charge is £195.81 per annum. Please speak to the Sales Executives for detailed information regarding 10-year projected increases, in line with RPI.

Important information – Woodlands Chase Phase 3A

Service/Estate Charges

The following charges will apply at this development:

Service charge : An annual service charge will apply to all residents in relation to the following plots which will be reviewed by Remus Management Limited annually factoring in previous and projected expenses. These charges are detailed in the following table.

Estate charge: Unadopted estate areas will be managed and maintained by Remus Management Limited and will require a contribution from estate residents. This amount is currently as shown in the below table, is payable per annum and will be reviewed by Remus Management Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Plot Numbers	Contribution to Schedule 1	Contribution to Schedule 2	Contribution to Schedule 2A	Contribution to Schedule 3	Contribution to Schedule 4	Contribution to Schedule 5	Contribution to Schedule 6	Contribution to Schedule 7	Contribution to Schedule 8	Total
280	203.01	0.00	137.50	0.00	0.00	0.00	0.00	0.00	0.00	340.51
281	203.01	0.00	137.50	0.00	0.00	0.00	0.00	0.00	0.00	340.51
282	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
283	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
284	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
285	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
286	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
287	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
288	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
289	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
290	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
291	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
292	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
293	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
294	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
295	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
296	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
297	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
298	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
299	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
300	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
301	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
302	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
303	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
304	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
305	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
306	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
307	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
308	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
309	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
310	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
311	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
312	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
313	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
314	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
315	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
316	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
317	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
318	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
319	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01

320	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
321	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
322	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
323	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
324	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
325	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
326	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
327	203.01	128.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331.58
328	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
329	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
330	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
331	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
332	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
333	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
334	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
335	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
336	203.01	0.00	0.00	1,373.44	85.91	0.00	0.00	0.00	0.00	0.00	1,662.36
337	203.01	0.00	0.00	0.00	85.91	0.00	0.00	0.00	0.00	0.00	288.92
338	203.01	0.00	0.00	0.00	85.91	0.00	0.00	0.00	0.00	0.00	288.92
339	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
340	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
341	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
342	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
343	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
344	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
345	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
346	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
347	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
348	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
349	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
350	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
351	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
352	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
353	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
354	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
355	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
356	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
357	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
358	203.01	0.00	0.00	0.00	0.00	1,373.44	0.00	0.00	0.00	0.00	1,576.45
359	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
360	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
361	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
362	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
363	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
364	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
365	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
366	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
367	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
368	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01

369	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
370	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
371	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
372	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
373	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.67	0.00	294.68
374	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.67	0.00	294.68
375	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.67	0.00	294.68
376	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
377	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
378	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
379	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
380	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
381	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
382	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
383	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
384	203.01	0.00	0.00	0.00	0.00	0.00	1,373.44	91.67	0.00	0.00	1,668.12
385	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
386	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
387	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
388	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
389	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
390	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.01
391	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	303.01
392	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	303.01
393	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	303.01
394	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	303.01
395	203.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	303.01
Total		23,549.00	1,800.00	275.00	12,361.00	945.00	12,361.00	12,361.00	1,100.00	500.00	65,252.00

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.

Leasehold information for apartments at Woodlands Chase Phase 3A

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 this apartment is 999 years commencing on 1 January 2023 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

Leasehold information for apartments over garages which belong to freehold houses – Woodlands Chase Phase 3A

There are homes being sold on this development where an apartment is built over garages/carports (referred to as FOG's). The apartment is sold freehold. The remaining garages/carports are owned by houses which are sold freehold and their garages/carports are sold leasehold.

The properties on Woodlands Chase to which this applies are apartments plot numbers 333, 334, 335, 336, 337, 338, 375, 385, 388, and 394; and houses plot numbers 373, 374, 386, 387, 391, 392 and 395.

Properties that form part of a flat over garages/carport 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 underneath the flat. Garages/carports 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/carport and the other garages/carports under the flat (referred to throughout as "GUFs"). Below is an example of what this could look like.

FOG = FLAT OVER GARAGE	FOG		
GUF = GARAGE/CARPORT UNDER FLAT	Garage/Carport for FOG	GUF	GUF

The FOG

The FOG Buyer owns the structure of whole of the building, and owns the freehold interest in the FOG and the garages/carports below. Depending on the size and design of the FOG there may be 1, 2, 3 or 4 garages/carports below the FOG.

The FOG owner recovers from the garage/carport owners a proportion (set out in the garage/carport 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/carports.

The GUF

In order that the garage/carport leases are affected simultaneously, and to ensure that the FOG is sold subject to the leases, the leases of the garages/carports 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/carport lease is 999 years 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/carport will not be able to acquire the freehold of the garage/carports.

Important information – The Copse at Woodlands Chase

Service/Estate Charges

The following charges will apply at this development:

Service charge : An annual service charge will apply to all residents in relation to the following plots which will be reviewed by Remus Management Limited annually factoring in previous and projected expenses. These charges are detailed in the following table.

Estate charge: Unadopted estate areas will be managed and maintained by Remus Management Limited and will require a contribution from estate residents. This amount is currently as shown in the below table, is payable per annum and will be reviewed by Remus Management Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Plot Numbers	Contribution to Schedule 1	Contribution to Schedule 2	Contribution to Schedule 3	Contribution to Schedule 4	Total
1	213.03	82.09	0.00	0.00	295.12
2	213.03	82.09	1,466.67	0.00	1,761.78
3	213.03	82.09	1,466.67	0.00	1,761.78
4	213.03	82.09	1,466.67	0.00	1,761.78
5	213.03	82.09	1,466.67	0.00	1,761.78
6	213.03	82.09	1,466.67	0.00	1,761.78
7	213.03	82.09	1,466.67	0.00	1,761.78
8	213.03	82.09	1,466.67	0.00	1,761.78
9	213.03	0.00	1,466.67	0.00	1,679.69
10	213.03	0.00	1,466.67	0.00	1,679.69
11	213.03	82.09	0.00	0.00	295.12
12	213.03	82.09	0.00	0.00	295.12
13	213.03	0.00	0.00	0.00	213.03
14	213.03	82.09	0.00	0.00	295.12
15	213.03	82.09	0.00	0.00	295.12
16	213.03	82.09	0.00	0.00	295.12
17	213.03	82.09	0.00	0.00	295.12
18	213.03	82.09	0.00	0.00	295.12
19	213.03	82.09	0.00	0.00	295.12
20	213.03	82.09	0.00	0.00	295.12
21	213.03	82.09	0.00	0.00	295.12
22	213.03	82.09	0.00	0.00	295.12

23	213.03	82.09	0.00	0.00	295.12
24	213.03	82.09	0.00	0.00	295.12
25	213.03	82.09	0.00	0.00	295.12
26	213.03	82.09	0.00	0.00	295.12
27	213.03	82.09	0.00	0.00	295.12
28	213.03	82.09	0.00	0.00	295.12
29	213.03	82.09	0.00	0.00	295.12
30	213.03	82.09	0.00	0.00	295.12
31	213.03	82.09	0.00	0.00	295.12
32	213.03	82.09	0.00	0.00	295.12
33	213.03	82.09	0.00	0.00	295.12
34	213.03	82.09	0.00	0.00	295.12
35	213.03	82.09	0.00	0.00	295.12
36	213.03	0.00	0.00	0.00	213.03
37	213.03	0.00	0.00	0.00	213.03
38	213.03	82.09	0.00	0.00	295.12
39	213.03	82.09	0.00	0.00	295.12
40	213.03	82.09	0.00	0.00	295.12
41	213.03	0.00	0.00	0.00	213.03
42	213.03	0.00	0.00	0.00	213.03
43	213.03	0.00	0.00	0.00	213.03
44	213.03	0.00	0.00	0.00	213.03
45	213.03	0.00	0.00	0.00	213.03
46	213.03	0.00	0.00	0.00	213.03
47	213.03	0.00	0.00	0.00	213.03
48	213.03	82.09	0.00	0.00	295.12
49	213.03	82.09	0.00	0.00	295.12
50	213.03	82.09	0.00	0.00	295.12
51	213.03	82.09	0.00	0.00	295.12
52	213.03	82.09	0.00	0.00	295.12
53	213.03	82.09	0.00	0.00	295.12

54	213.03	0.00	0.00	0.00	213.03
55	213.03	0.00	0.00	0.00	213.03
56	213.03	0.00	0.00	0.00	213.03
57	213.03	0.00	0.00	0.00	213.03
58	213.03	0.00	0.00	0.00	213.03
59	213.03	82.09	0.00	0.00	295.12
60	213.03	82.09	0.00	0.00	295.12
61	213.03	0.00	0.00	0.00	213.03
62	213.03	0.00	0.00	0.00	213.03
63	213.03	82.09	0.00	0.00	295.12
64	213.03	82.09	0.00	0.00	295.12
65	213.03	82.09	0.00	0.00	295.12
66	213.03	82.09	0.00	1,473.33	1,768.45
67	213.03	82.09	0.00	1,473.33	1,768.45
68	213.03	82.09	0.00	1,473.33	1,768.45
69	213.03	82.09	0.00	1,473.33	1,768.45
70	213.03	82.09	0.00	1,473.33	1,768.45
71	213.03	82.09	0.00	1,473.33	1,768.45
72	213.03	82.09	0.00	1,473.33	1,768.45
73	213.03	82.09	0.00	1,473.33	1,768.45
74	213.03	82.09	0.00	1,473.33	1,768.45
Total	15,764.00	4,515.00	13,200.00	13,260.00	46,739.00

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.

Leasehold information for apartments at The Copse at Woodlands Chase

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 this apartment is 999 years commencing on 1 January 2025 and the initial ground rent is £0 (peppercorn).

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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

Leasehold information for apartments over garages which belong to freehold houses – The Copse at Woodlands Chase

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

The properties on Woodlands Chase to which this applies are apartments plot numbers 1, 11, 25, 29, 34, 35,48 and 59; and houses plot numbers 12, 20, 21, 23, 24, 26, 27, 28, 33, 49, 50, 60 and 64.

Properties that form part of a flat over garages/carport 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 underneath the flat. Garages/carports 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/carport and the other garages/carports under the flat (referred to throughout as “GUFs”). Below is an example of what this could look like.

FOG = FLAT OVER GARAGE	FOG		
GUF = GARAGE/CARPORT UNDER FLAT	Garage/Carport for FOG	GUF	GUF

The FOG

The FOG Buyer owns the structure of whole of the building, and owns the freehold interest in the FOG and the garages/carports below. Depending on the size and design of the FOG there may be 1, 2, 3 or 4 garages/carports below the FOG.

The FOG owner recovers from the garage/carport owners a proportion (set out in the garage/carport 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/carports.

The GUF

In order that the garage/carport leases are affected simultaneously, and to ensure that the FOG is sold subject to the leases, the leases of the garages/carports 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/carport lease is 999 years 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/carport will not be able to acquire the freehold of the garage/carports.