

Important information – Lyde Green

Home Stepper: Homes are leasehold where acquired under the Home Stepper scheme, with Sage Homes as the landlord.

If acquired outright the tenure will be freehold (or leasehold for apartments).

For homes bought using Home Stepper, a lease management fee of approx. £195pa may apply (reviewed annually) and is payable to Sage Homes.

The length of the Home Stepper lease is 990 years and the ground rent is peppercorn.

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 reviewed by Trinity (Estates) Property Management Limited annually factoring in previous and projected expenses.

Property	Initial Service Charge
Brandy House	£1,307.45 pa

Estate charge: Unadopted estate areas will be managed by management companies and will require a contribution from estate residents. The management company and amount for each plot is detailed below.

Plots 44-86, managed by Remus Management Limited - £279.88 pa.

Plots 463-491, managed by Trinity (Estates) Property Management Limited -£182.73 pa.

Plots 801-867, managed by GreenSqaure Estates Limited - £140.61 pa.

This amount will be reviewed by each management company annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Leasehold information for apartments at Lyde Green

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 125 years commencing on 1/1/2022 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