

Important information – Mead Fields

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 annually factoring in previous and projected expenses.

Apartment Type	Initial Service Charge
2 bedroom	£950.49 per annum

Estate charge: Unadopted estate areas will be managed and maintained by Mainstay Group Limited and will require a contribution from estate residents. The current amount is detailed below and will be reviewed by Mainstay Group Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Property	Estate Charge
3 bedroom homes	£201.16 per annum
4 bedroom homes	£268.21 per annum

Leasehold information for apartments at Mead Fields Phase 1

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 01/01/2021 and the initial ground rent is £0 (peppercorn).
- The ground rent for this apartment is reviewed every ten years for the life of the term of the lease and any increase will be based on the Retail Price Index (RPI) or equivalent form of index.

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 information – Mead Fields Phase 3

Service/Estate Charges

The following charges will apply at this development:

Estate charge: Unadopted estate areas will be managed and maintained by Mainstay Group Limited and will require a contribution from estate residents. The current amount is detailed below and will be reviewed by Mainstay Group Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Property	Estate Charge
3 bedroom homes	£168.52 per annum
4 bedroom homes	£224.69 per annum

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