

## **Important information – Netherton Grange**

### Estate Charges

The following charges will apply at this development:

**Estate charge:** Unadopted estate areas will be managed and maintained by First Port Property Services Limited and will require a contribution from estate residents. This amount is currently £245.36 per annum for Plot numbers 82-90, and 112-116 inclusive & £177.05 per annum for all remaining plots and will be reviewed by First Port Property Services Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

**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.

**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**