

Important information – Brunton Rise

Service/Estate Charges

The following charges will apply at this development:

Service charge (Apartments): An annual service charge will apply to residents in apartments which will be reviewed by Kingston Property Services Limited annually factoring in previous and projected expenses.

Apartment Type	Initial Estimated Annual Service Charge
2 bedroom	£752.62

Courtyard charge: Courtyard areas will be managed and maintained by Kingston Property Services Limited and will require a contribution from estate residents of the plot numbers listed below. This amount is currently £44.60 per annum and will be reviewed by Kingston Property Services Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Plot Number	Initial Estimated Annual Courtyard Charge
241	£44.60
242	£44.60
243	£44.60
244	£44.60
28	£44.60
29	£44.60
30	£44.60

Newcastle Great Park Estate charge: Newcastle Great Park estate areas will be managed and maintained by NGP Management Company (Cell A) Limited and will require a contribution from estate residents. This amount is shown in the table below per annum and will be reviewed by NGP Management Company (Cell A) Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Annual Rent charge is £12. The rent charge is a one-off annual payment. This is not ground rent but a legal charge on the property.

House Type	Sq. ft	Estimated Initial Annual Estate Charge
Holly	588	£360.00
Hazel	610	£360.00
Canford	689	£360.00
Flatford	866	£360.00
Gosford	866	£360.00
Amersham	931	£360.00
Braxton	1092	£439.20
Colton	1153	£439.20
Elliston	1249	£439.20
Coltham	1259	£439.20
Kingham	1415	£518.40
Wortham	1525	£518.40

Leasehold information for apartments at Brunton Rise

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 1st October 2021 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