

## Important information – West Heath

### Service/Estate Charges

The following charges will apply at this development:

**Newcastle Great Park Estate charge:** Newcastle Great Park estate areas will be managed and maintained by NGP Management Company (Cell D) 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 D) Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

House Type	Sq. ft	Full Annual Estate Charge
Lavenham	1646	£518.40
Wilton	1759	£518.40
Sherbourne	1812	£600.00
Sandwich	1886	£600.00
Turnberry	2074	£600.00
Wentworth	2125	£600.00
Troon	2418	£600.00
Portrush	2587	£600.00
Lomund	3033	£600.00

**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.**

**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**