

## Important information – Barley Grange

### Service/Estate Charges

The following charges will apply at this development:

**Service charge:** An annual service charge will apply to residents in the following plots which will be reviewed by FirstPort Property Services Limited annually factoring in previous and projected expenses.

Phase	Plot	Tenure	Type	Initial Service Charge
4	48	Leasehold	2 bedroom FOG with carport	£405.70

Unadopted estate areas affecting the above plots will be managed and maintained by FirstPort Property Services Limited and will require a contribution from these residents. This amount is shown in the table above and will be reviewed by FirstPort Property Services Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

## Leasehold information for apartments at Barley Grange

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 1 January 2021 and the initial ground rent is £0 (peppercorn).
- Properties sold using the Home Stepper scheme are sold on a leasehold basis with Sage Homes as the landlord. The length of term of the lease is 990 years and the initial ground rent is [e.g. £0 (peppercorn)].
- Under the terms of the Lease the homeowner will be required to pay a yearly specified rent based on the unacquired percentage of the property (initially 2.75% and reviewed annually, usually increasing in line with RPI plus 0.5%).
- Under the terms of the Lease the homeowner may be required to pay a yearly Lease Management Fee approx. £195 plus VAT and is subject to annual review.

### 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.

## Leasehold information for Apartments over Garages which belong to freehold houses

There are homes being sold on this development where an apartment is built over garages/carports (referred to as FOG's). The apartment plot 79 is sold freehold. **Please note the apartment plot 48 is sold leasehold as there is a communal bin store that forms part of the managed areas directly beneath the property.** In the case of plot 79 the remaining garages/carports are owned by houses which are sold freehold and their garages/carports are sold leasehold. In the case of plot 48 the remaining garages/carports are owned by apartments which are sold leasehold and their garages/carports are sold leasehold.

The properties on Barley Grange 4 to which this applies are apartment plot number 48, 49, 50 and 79 and house plot number 77 and 78.

Properties that form part of a flat over garages/carport arrangement are referred to as 'FOG's. The owner of a FOG is the freeholder of their flat, the structure of the whole building and also the garages underneath the flat. Garages/carports under flats are referred to as 'GUF's'.

Below is a general explanatory note regarding the structure of the FOG arrangement (**tenure dependent**).

The FOG Buyer owns the structure of the whole and is the freeholder of his flat, his garage/carport and the other garages/carports under the flat (referred to throughout as "GUFs"). Below is an example of what this could look like.

<b>FOG = FLAT OVER GARAGE</b>	<b>FOG</b>		
<b>GUF = GARAGE/CARPORT UNDER FLAT</b>	<b>Garage/Carport for FOG</b>	<b>GUF</b>	<b>GUF</b>

### The FOG

The FOG Buyer owns the structure of whole of the building, and owns the freehold interest in the FOG and the garages/carports below. Depending on the size and design of the FOG there may be 1, 2, 3 or 4 garages/carports below the FOG.

The FOG owner recovers from the garage/carport owners a proportion (set out in the garage/carport leases) of the maintenance expenses and insurance premium for the building.

On completion of the sale of the FOG, the FOG owner will be provided with the Transfer of the FOG, together with the original Leases for the garages/carports.

## **The GUF**

In order that the garage/carport leases are effected simultaneously, and to ensure that the FOG is sold subject to the leases, the leases of the garages/carports which are not being sold with the FOG are granted to the Developers nominee company. When the associated property is sold, the leasehold interest in the GUF is transferred with the house at nil consideration.

The length of the term of the garage/carport lease for plot 79 is 999 years from the 1 January 2021 and the initial ground rent is a peppercorn. **The length of the term of the garage/carport lease for plot 48 is 999 years from the 1 January 2021 and the initial ground rent is a peppercorn.** It is also important that your Solicitor should advise you about the detailed terms of the lease.

The owner of the leasehold garage/carport will not be able to acquire the freehold of the garage/carports.

**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**