

Important information – The Hedgerows

The following charges will apply at this development:

Estate Charges

Unadopted estate areas will be managed and maintained by Warwick Estates Property Management Limited and will require a contribution from estate residents. This amount is shown in the table below and will be reviewed by Warwick Estates Property Management Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Plot Number	House Type	Number of Bedrooms	Estate Charge per annum
221	BENFORD	3 bedroom	£224.23
220	BENFORD	3 bedroom	£224.23
223	BENFORD	3 bedroom	£224.23
170	BIRCHFORD	3 bedroom	£242.13
171	BIRCHFORD	3 bedroom	£242.13
173	BIRCHFORD	3 bedroom	£242.13
174	BIRCHFORD	3 bedroom	£242.13
192	BIRCHFORD	3 bedroom	£242.13
193	BIRCHFORD	3 bedroom	£242.13
146	BYFORD	3 bedroom	£242.34
150	BYFORD	3 bedroom	£242.34
214	BYFORD	3 bedroom	£242.34
2	CROFTON	3 bedroom	£285.31
161	CROFTON	3 bedroom	£285.31
162	CROFTON	3 bedroom	£285.31
163	CROFTON	3 bedroom	£285.31
164	CROFTON	3 bedroom	£285.31
168	CROFTON	3 bedroom	£285.31
169	CROFTON	3 bedroom	£285.31
175	CROFTON	3 bedroom	£285.31
176	CROFTON	3 bedroom	£285.31
177	CROFTON	3 bedroom	£285.31
195	CROFTON	3 bedroom	£285.31
196	CROFTON	3 bedroom	£285.31
197	CROFTON	3 bedroom	£285.31
198	CROFTON	3 bedroom	£285.31
190	DADFORD	3 bedroom	£186.98
159	EASEDALE	3 bedroom	£231.20
165	EASEDALE	3 bedroom	£231.20
216	EASEDALE	3 bedroom	£231.20
222	EASEDALE	3 bedroom	£231.20
158	YEWDAL	3 bedroom	£231.20

Plot Number	House Type	Number of Bedrooms	Estate Charge per annum
166	YEWDAL	3 bedroom	£231.20
167	YEWDAL	3 bedroom	£231.20
172	YEWDAL	3 bedroom	£231.20
226	YEWDAL	3 bedroom	£231.20
191	ESKDAL	4 bedroom	£303.48
199	ESKDAL	4 bedroom	£303.48
142	HUXFORD	4 bedroom	£291.78
143	HUXFORD	4 bedroom	£291.78
212	HUXFORD	4 bedroom	£291.78
224	HUXFORD	4 bedroom	£291.78
151	KENTDAL	4 bedroom	£303.48
182	KENTDAL	4 bedroom	£303.48
194	KENTDAL	4 bedroom	£303.48
213	MANFORD	4 bedroom	£343.94
225	MANFORD	4 bedroom	£343.94
138	ROSSDAL	4 bedroom	£308.71
141	ROSSDAL	4 bedroom	£308.71
144	ROSSDAL	4 bedroom	£308.71
152	SHELFORD	4 bedroom	£342.20
154	SHELFORD	4 bedroom	£342.20
183	SHELFORD	4 bedroom	£342.20
1	THORNFORD	4 bedroom	£387.88
153	THORNFORD	4 bedroom	£387.88
155	THORNFORD	4 bedroom	£387.88
156	THORNFORD	4 bedroom	£387.88
157	THORNFORD	4 bedroom	£387.88
160	THORNFORD	4 bedroom	£387.88

Leasehold information for Apartments over Garages which belong to freehold houses at The Hedgerows

There are homes being sold on this development where an apartment is built over garages/carports (referred to as FOG's). The apartment sold freehold. The remaining garages/carports are owned by houses which are sold freehold and their garages/carports are sold leasehold.

The properties on The Hedgerows to which this applies are apartments plot numbers 27, 207, and 208 and house plot numbers 26, 28, 188, 189, 205, and 206.

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 an explanatory note regarding the structure of the FOG arrangement.

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.

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

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 is 999 years from the 1 January 2019 and the initial ground rent is £0 (peppercorn). It is also very 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