

## Important information – Woodlands Chase Phase 3A

### Service/Estate Charges

The following charges will apply at this development:

**Service charge** : An annual service charge will apply to all residents in relation to the following plots which will be reviewed by Remus Management Limited annually factoring in previous and projected expenses. These charges are detailed in the following table.

**Estate charge:** Unadopted estate areas will be managed and maintained by Remus Management Limited and will require a contribution from estate residents. This amount is currently as shown in the below table, is payable per annum and will be reviewed by Remus Management Limited annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

Plot Numbers	Contribution to Schedule I	Contribution to Schedule II	Contribution to Schedule IIIA	Contribution to Schedule III	Contribution to Schedule IV	Contribution to Schedule V	Contribution to Schedule VI	Contribution to Schedule VII	Contribution to Schedule VIII	Total
280	158.85	0.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	288.85
281	158.85	0.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	288.85
282	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
283	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
284	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
285	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
286	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
287	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
288	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
289	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
290	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
291	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
292	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
293	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
294	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
295	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
296	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
297	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
298	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
299	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
300	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
301	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
302	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
303	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
304	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
305	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
306	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
307	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
308	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
309	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
310	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
311	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
312	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
313	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
314	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
315	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
316	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
317	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
318	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85

319	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
320	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
321	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
322	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
323	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
324	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
325	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
326	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
327	158.85	122.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281.00
328	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
329	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
330	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
331	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
332	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
333	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
334	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
335	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
336	158.85	0.00	0.00	1,282.67	89.55	0.00	0.00	0.00	0.00	0.00	1,531.07
337	158.85	0.00	0.00	0.00	89.55	0.00	0.00	0.00	0.00	0.00	248.40
338	158.85	0.00	0.00	0.00	89.55	0.00	0.00	0.00	0.00	0.00	248.40
339	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
340	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
341	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
342	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
343	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
344	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
345	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
346	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
347	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
348	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
349	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
350	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
351	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
352	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
353	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
354	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
355	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
356	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
357	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
358	158.85	0.00	0.00	0.00	0.00	1,283.11	0.00	0.00	0.00	0.00	1,441.96
359	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
360	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
361	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
362	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
363	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
364	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
365	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
366	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
367	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85

368	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
369	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
370	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
371	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
372	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
373	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.67	0.00	250.52
374	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.67	0.00	250.52
375	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.67	0.00	250.52
376	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
377	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
378	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
379	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
380	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
381	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
382	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
383	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
384	158.85	0.00	0.00	0.00	0.00	0.00	1,283.11	0.00	91.67	0.00	1,533.63
385	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
386	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
387	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
388	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
389	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
390	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.85
391	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	258.85
392	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	258.85
393	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	258.85
394	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	258.85
395	158.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	258.85

**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 at Woodlands Chase Phase 3A**

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 2023 and the initial ground rent is £0 (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**

## **Leasehold information for apartments over garages which belong to freehold houses – Woodlands Chase Phase 3A**

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

The properties on Woodlands Chase to which this applies are apartments plot numbers 333, 334, 335, 336, 337, 338, 375, 385, 388, and 394; and houses plot numbers 373, 374, 386, 387, 391, 392 and 395.

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.

<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 affected 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 and the initial ground rent is an actual peppercorn which is not collected by the landlord. 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.