

## The Financial Implications of Buying 4 Middleway House, Blagdon Village, Taunton, Somerset, TA1 3RR

Set out below are worked examples of the financial implications of buying the above property. Created on 2/1/2025.

**Note: These worked examples are for guidance only. Please discuss your individual circumstances and financial commitments with your solicitor, other legal or financial adviser.**

This illustration is not a forecast and, like any other investment, the value of properties in the village could go down as well as up.

### **EXAMPLE 1: TYPICAL ANNUAL COSTS**

This first example deals with the potential annual costs of buying a retirement property. **It excludes:**

- The cost of any **mortgage** you may have, and;
- The **personal monthly bills** for which you would be liable, such as council tax, electricity, gas, water, telephone rates and charges, (if applicable), contents insurance, television licence, broadband / satellite / cable subscriptions and any other bills.

The costs shown are based upon the purchase cost and service charge costs for single or double occupancy of a 2 bedroom Apartment, address 4 Middleway House, Blagdon Village, Taunton, Somerset, TA1 3RR, purchased for **£285,000 (Two Hundred and Eighty-Five Thousand Pounds)**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: Jan 2025 to Dec 2025 and annually thereafter.

Costs	Single Occupancy		Double Occupancy	
	Monthly	Annual	Monthly	Annual
<b>Service Charge</b> Reviewed every year in consultation with residents.	£608.92	£7,307.00	£642.25	£7,707.00
<b>Ground Rent</b> Fixed for the duration of the lease	£22.92	£275.00	£22.92	£275.00
<b>Total</b>	<b>£631.83</b>	<b>£7,582.00</b>	<b>£665.17</b>	<b>£7,982.00</b>

### **EXAMPLE 2: A SALE (Otherwise known as assignment) of your property**

This second example deals with some of the one-off costs if you were to sell (otherwise known as to "assign" your property). **It excludes:**

- Any outstanding **ground rent** or **service charge** that you owe;
- Any **mortgage costs**, including the cost of paying off (sometimes referred to as redeeming) your mortgage;
- The costs of any **solicitor**, conveyancer or legal adviser you appoint to deal with the sale/assignment;
- Any **estate agents fees**; (Inclusive if using Blagdon Village (Management) Limited re-sales service)
- Any **tax** which you may have to pay, including stamp duty;
- Any **costs of moving**;
- The **cost of ensuring the property is in good decorative order prior to the resale.**

*The assignment fee, which is payable to the landlord, Blagdon Village (Management) Limited, provides a return on the original investment in developing the communal facilities in the Village. It does not contribute towards the costs of any services that are provided or to a sinking fund and accordingly is not held in trust for residents*

If you purchase the property for £285,000 and in the future sell/assign it for the sale prices below, examples of the corresponding assignment fees incurred on the sale/assignment of the property are indicated underneath the sale prices:-

**The proportion of the sales price payable changes: 5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when the property is re-sold.**

FEE	Calculation Method	Cost
<b>EXAMPLE A: If you sell the property after 6 years and the property has <u>not changed</u> in value</b>		
Sale Price		£285,000
The Assignment Fee if paid on sale	12.5% of the sale price	£35,625 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE B: If you sell the property after 6 years and the property has increased in value by 3% per annum.</b>		
Sale Price		£340,305
The Assignment Fee if paid on sale	12.5% of the sale price	£42,538 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE C: If you sell the property after 6 years and the property has decreased in value by 3% per annum.</b>		
Sale Price		£237,397
The Assignment Fee if paid on sale	12.5% of the sale price	£29,675 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE D: If you sell the property within 2 years and the property has increased in value by 3% per annum.</b>		
Sale Price		£302,356
The Assignment Fee if paid on sale	10% of the sale price	£30,236 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE E: If you sell the property within 2 years and the property has decreased in value by 3% per annum.</b>		
Sale Price		£268,156
The Assignment Fee if paid on sale	10% of the sale price	£26,816 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE F: If you sell the property within 1 year and the property has increased in value by 3% per annum.</b>		
Sale Price		£293,550
The Assignment Fee if paid on sale	5% of the sale price	£14,678 Payable when you sell

FEE	Calculation Method	Cost
<b>EXAMPLE G: If you sell the property within 1 year and the property has decreased in value by 3% per annum.</b>		
Sale Price		£276,450
The Assignment Fee if paid on sale	5% of the sale price	£13,822 Payable when you sell