

KEY FACTS SALES		The Wyldewoods NEW Key Facts Guaranteed Repayment 35 Seedling House	Created 9/1/2025
Property Details	Retirement Community Operator	Retirement Villages Group Ltd and subsidiary companies The Wyldewoods Village Limited (landlord) and The Wyldewoods Village Management Ltd (management company)	
	Description of unit (type and beds)	1 Bedroom Apartment	Brochure, price list
	Status of unit	New property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 999 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£320,950	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Management Fee from Jan 2025 to Dec 2025	The management fee will vary depending on the Lease option selected. On the Guarantee Repayment, the management fee is £6,240 for both single and double occupancy. On the Open Market Lease the management fee is £11,000 for both single and double occupancy, The management fee will increase annually inline with CPIH from January 2026.	FAQ's
	Funding of major repairs	Funded by the landlord. No additional liability will fall on residents.	
	Overnight on call support charge	Included in the Management Fee	
	Ground rent	Not Applicable	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the Management Fee	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Included in Utility Package	Buyer introduction pack
	Council tax	Band TBA - £N/A pa	
	TV licence	Additional cost unless exempt	
	Internet provider	Included in Utility Package	
	Satellite/Cable TV	Residents Choice	
Charges when leaving or selling the property	Deferred Management Fee	8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter.	Lease, FAQ's, price list
	Estate Agent's commission	Not applicable	
	Legal fees	Not applicable	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Management Fees	Management Fees remain payable for two months only after service of a Notice to Vacate	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease

KEY FACTS SALES	The Wyldewoods NEW Key Facts Open Market 35 Seedling House	Created 9/1/2025
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Property Details	Retirement Community Operator	Retirement Villages Group Ltd and subsidiary companies The Wyldewoods Village Limited (landlord) and The Wyldewoods Village Management Ltd (management company)	
	Description of unit (type and beds)	1 Bedroom Apartment	Brochure, price list
	Status of unit	New property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 999 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£320,950	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Management Fee from Jan 2025 to Dec 2025	The management fee will vary depending on the Lease option selected. On the Guarantee Repayment, the management fee is £6,240 for both single and double occupancy. On the Open Market Lease the management fee is £11,000 for both single and double occupancy, The management fee will increase annually inline with CPIH from January 2026.	FAQ's
	Funding of major repairs	Funded by the landlord. No additional liability will fall on residents.	
	Overnight on call support charge	Included in the Management Fee	
	Ground rent	Not Applicable	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the Management Fee	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Included in Utility Package	Buyer introduction pack
	Council tax	Band TBA - £N/A pa	
	TV licence	Additional cost unless exempt	
	Internet provider	Included in Utility Package	
	Satellite/Cable TV	Residents Choice	
Charges when leaving or selling the property	Deferred Management Fee	10% for a sale in the first year and 15% thereafter.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% when The Wyldewoods Village Limited undertake sales and marketing.	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Management Fees	Management Fees remain payable until a property is resold	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager. The landlord has a right of pre-emption.	Lease