

The Financial Implications of Buying 1 Ravens Court, Castle Village, Britwell Drive, Berkhamsted, Hertfordshire, HP4 2GX

Set out below are worked examples of the financial implications of buying the above property. Created on 18/11/2025.

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 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 Management Fee costs for single or double occupancy of a 2 bedroom Apartment, 1 Ravens Court, Castle Village, Britwell Drive, Berkhamsted, Hertfordshire, HP4 2GX, purchased for **£440,000.00 Four Hundred and Forty Thousand Pounds**.

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

Costs (for both single and double occupancy)	Monthly	Annual
Management Fee Increasing each year in line with CPIH	£712.80	£8,553.62
Ground Rent Not applicable	N/A	N/A
Total	£712.80	£8,553.62

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 **Management Fee** 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 advisor you appoint to deal with the sale/assignment;
- Any **estate agent fees**; (1.5% when RV Property Holdings Ltd undertake sales and marketing or sellers choice of agent)
- 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, RV Property Holdings Ltd, 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 its residents.

If you purchase the property for **£440,000.00** 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: it is 4% for a sale in the first year, 8% for a sale in the second year, and 12% for a sale in the third year, 16% for a sale in the fourth year and 20% thereafter of the sales price when the property is re-sold.

Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum.				
Sale Price			£525,383.01	
The Assignment Fee if paid on sale	20.0%	of the sale price	£105,076.60	Payable when you sell
Fee	Calculation Method		Cost	
Example B: If you sell the property After 6 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£366,507.68	
The Assignment Fee if paid on sale	20.0%	of the sale price	£73,301.54	Payable when you sell
Fee	Calculation Method		Cost	
Example C: If you sell the property After 4 years and the property has increased in value by 3.0% per annum.				
Sale Price			£495,223.88	
The Assignment Fee if paid on sale	20.0%	of the sale price	£99,044.78	Payable when you sell
Fee	Calculation Method		Cost	
Example D: If you sell the property After 4 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£389,528.84	
The Assignment Fee if paid on sale	16.0%	of the sale price	£62,324.61	Payable when you sell
Fee	Calculation Method		Cost	
Example E: If you sell the property After 3 years and the property has increased in value by 3.0% per annum.				
Sale Price			£480,799.88	
The Assignment Fee if paid on sale	16.0%	of the sale price	£76,927.98	Payable when you sell
Fee	Calculation Method		Cost	
Example F: If you sell the property After 3 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£401,576.12	
The Assignment Fee if paid on sale	12.0%	of the sale price	£48,189.13	Payable when you sell
Fee	Calculation Method		Cost	
Example G: If you sell the property After 2 years and the property has increased in value by 3.0% per annum.				
Sale Price			£466,796.00	
The Assignment Fee if paid on sale	12.0%	of the sale price	£56,015.52	Payable when you sell
Fee	Calculation Method		Cost	
Example H: If you sell the property After 2 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£413,996.00	
The Assignment Fee if paid on sale	8.0%	of the sale price	£33,119.68	Payable when you sell
Fee	Calculation Method		Cost	
Example I: If you sell the property After 1 year and the property has increased in value by 3.0% per annum.				
Sale Price			£453,200.00	
The Assignment Fee if paid on sale	8.0%	of the sale price	£36,256.00	Payable when you sell
Fee	Calculation Method		Cost	
Example J: If you sell the property After 1 year and the property has decreased in value by 3.0% per annum.				
Sale Price			£426,800.00	
The Assignment Fee if paid on sale	4.0%	of the sale price	£17,072.00	Payable when you sell
Fee	Calculation Method		Cost	
Example K: If you sell the property within 1 year and the property has not changed in value.				
Sale Price			£440,000.00	
The Assignment Fee if paid on sale	4.0%	of the sale price	£17,600.00	Payable when you sell
Fee	Calculation Method		Cost	