

## **The Financial Implications of Buying 12 Morrel House, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7SW**

Set out below are worked examples of the financial implications of buying the above property. Created on 05/09/2025.

**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 service charge costs for single or double occupancy of a 2 bedroom Cottage, 12 Morrel House, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7SW, purchased for **£200,000.00 Two Hundred Thousand Pounds**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: October 2025 to September 2026 and annually thereafter.

Costs	Single Occupancy		Double Occupancy	
	Monthly	Annual	Monthly	Annual
<b>Service Charge</b> Reviewed every year in consultation with residents	£615.83	£7,390.00	£640.83	£7,690.00
<b>Ground Rent</b> Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease).	£20.83	£250.00	£20.83	£250.00
<b>Total</b>	<b>£636.67</b>	<b>£7,640.00</b>	<b>£661.67</b>	<b>£7,940.00</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 advisor you appoint to deal with the sale/assignment;
- Any **estate agent fees**; (Inclusive if using Lime Tree Village Ltd 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, Lime Tree Village 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 **£200,000.00** 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 2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when 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			£238,810.46	
The Assignment Fee if paid on sale	10.0%	of the sale price	£23,881.05	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			£166,594.40	
The Assignment Fee if paid on sale	10.0%	of the sale price	£16,659.44	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			£225,101.76	
The Assignment Fee if paid on sale	10.0%	of the sale price	£22,510.18	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			£177,058.56	
The Assignment Fee if paid on sale	10.0%	of the sale price	£17,705.86	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			£218,545.40	
The Assignment Fee if paid on sale	10.0%	of the sale price	£21,854.54	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			£182,534.60	
The Assignment Fee if paid on sale	10.0%	of the sale price	£18,253.46	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			£212,180.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£21,218.00	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			£188,180.00	
The Assignment Fee if paid on sale	5.0%	of the sale price	£9,409.00	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			£206,000.00	
The Assignment Fee if paid on sale	5.0%	of the sale price	£10,300.00	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			£194,000.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£4,850.00	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			£200,000.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£5,000.00	Payable when you sell
Fee	Calculation Method		Cost	