Property Details  Property Details  Occ Ten Sub Dor Pro Ask	cirement mmunity erator  scription of unit be and beds) tus of unit cupancy nure cletting miciliary Care wider king Price her costs to	Retirement Villages Group Ltd and subsidiary companies The Wyldewoods Village Limited (landlord) and The Wyldewoods Village Management Ltd (management company)  2 Bedroom Apartment  New property  2 Person/s  Leasehold 999 year lease  Not permitted under terms of lease  Provided by an external provider price on application	Brochure, price list  Brochure, property details  Lease  Lease  Lease
Property Details Occ Ten Sut Dor Pro Ask	ne and beds) tus of unit cupancy nure pletting miciliary Care vider	New property  2 Person/s  Leasehold 999 year lease  Not permitted under terms of lease  Provided by an external provider price on application	Brochure, property details Lease Lease
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Sut Dor Pro	oletting miciliary Care vider king Price	Not permitted under terms of lease Provided by an external provider price on application	
Dor Pro	miciliary Care vider king Price	Provided by an external provider price on application	Lease
Pro Ask	vider sing Price		
Oth	er costs to	£460,950	Price list, website
	ve in	Your legal costs and disbursements for acting on the purchase of the lease	
Cost of moving into Rer property	moval Costs	Your removal expenses	
Sta	mp duty	Stamp duty costs	
	althcare sessment	No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost)	
	nagement Fee n to	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
	nding of major airs	Funded by the landlord. No additional liability will fall on residents.	
	ernight on call port charge	Included in the The Wyldewoods Village Limited	
Gro	ound rent	Not Applicable	Lease, FAQ's
	vided by an ernal provider	Price on application	
	sponsibility of adlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited	FAQ's & Contract pack sent to your solicitor
	sponsibility of ant	Home contents Insurance	
Utili	ity Bills	Included in utility package	Buyer introduction pack
Cou	uncil tax	Band TBA - £ pa	
Ongoing fees TV residents will have to pay in addition	licence	Additional cost unless exempt	
Inte	ernet provider	Included in utility package	
Sat	ellite/Cable TV	Residents Choice	
	erred nagement 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
Est	ate Agent's nmission	Not applicable	
	jal fees	Not applicable	
	moval penses	Buyer/seller responsible for own removal costs	
	e Wyldewoods age Limited	The Wyldewoods Village Limited's remain payable for two months only after service of a Notice to Vacate	
	apidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on renting the property		Residents 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 Village   Key Facts Open Market 145 Glade House	Created 21/05/2025
	Retirement Community Operator	Retirement Villages Group Ltd and subsidiary companies The Wyldewoods Village Limited (landlord) and The Wyldewoods Village Management Ltd (management company)	Brochure, price list
	2 Bedroom Apartment	Description of unit (type and beds)	
	Status of unit	New property	Brochure, property details
Property Details	Occupancy	2 Person/s	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	
	Asking Price	£460,950	Price list, website
Cost of moving into property	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 to	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 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.	
	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 - £ pa	
	TV licence	Additional cost unless exempt	
	Internet provider	Included in utility package	
	Satellite/Cable TV	Residents Choice	
Charges when leaving the property	Deferred Management Fee	10% for a sale in the first year and 15% thereafter.	Lease, FAQ's, price
	Estate Agent's commission	1.5%	
	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 Fee	Management Fees remain payable until a property is resold	ĺ
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on renting the property		Residents 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