The Financial Implications of Buying 2 Forest Walk, Elmbridge Village, Essex Drive, Cranleigh, Surrey, GU6 8TF

Set out below are worked examples of the financial implications of buying the above property. Created on 03/11/2026.

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 Bungalow, 2 Forest Walk, Elmbridge Village, Essex Drive, Cranleigh, Surrey, GU6 8TF, purchased for **£450,000.00 Four Hundred and Fifty Thousand Pounds**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: April 2026 to March 2027 and annually thereafter.

Costs (for both single and double occupancy)	**Monthly**	**Annual**
Service Charge Reviewed every year in consultation with residents	£990.00	£11,880.00
Ground Rent Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease).	£21.00	£250.00
Total	**£1,011.00**	**£12,130.00**

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 Elmbridge 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, Elmbridge 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 **£450,000.00** 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 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			£537,323.53	
The Assignment Fee if paid on sale	10.0%	of the sale price	£53,732.35	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			£374,837.40	
The Assignment Fee if paid on sale	10.0%	of the sale price	£37,483.74	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			£506,478.96	
The Assignment Fee if paid on sale	10.0%	of the sale price	£50,647.90	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			£398,381.76	
The Assignment Fee if paid on sale	10.0%	of the sale price	£39,838.18	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			£491,727.15	
The Assignment Fee if paid on sale	10.0%	of the sale price	£49,172.72	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			£410,702.85	
The Assignment Fee if paid on sale	10.0%	of the sale price	£41,070.29	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			£477,405.00	
The Assignment Fee if paid on sale	5.0%	of the sale price	£23,870.25	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			£423,405.00	
The Assignment Fee if paid on sale	5.0%	of the sale price	£21,170.25	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			£463,500.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£11,587.50	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			£436,500.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£10,912.50	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			£450,000.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£11,250.00	Payable when you sell
Fee	**Calculation Method**		**Cost**	