

The Financial Implications of Buying 3 Alexander Place, Avonpark Village, Winsley Hill, Limpley Stoke, Wiltshire, BA2 7FW

Set out below are worked examples of the financial implications of buying the above property. Created on 18/03/2026.

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 Apartment, 3 Alexander Place, Avonpark Village, Winsley Hill, Limpley Stoke, Wiltshire, BA2 7FW, purchased for **£399,000.00 Three Hundred and Ninety Nine Thousand Pounds**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: 1st July 2025 to 30th June 2026 and annually thereafter.

Costs (for both single and double occupancy)	Monthly	Annual
Service Charge Reviewed every year in consultation with residents	£727.81	£8,733.66
Ground Rent Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease).	£8.33	£100.00
Total	£736.14	£8,833.66

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**; (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 **£399,000.00** 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

Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum.				
Sale Price			£476,426.87	
The Assignment Fee if paid on sale	10.0%	of the sale price	£47,642.69	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			£332,355.83	
The Assignment Fee if paid on sale	10.0%	of the sale price	£33,235.58	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			£449,078.02	
The Assignment Fee if paid on sale	10%	of the sale price	£44,907.80	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			£353,231.83	
The Assignment Fee if paid on sale	10.0%	of the sale price	£35,323.18	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			£435,998.07	
The Assignment Fee if paid on sale	10.0%	of the sale price	£43,599.81	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			£364,156.53	
The Assignment Fee if paid on sale	10.0%	of the sale price	£36,415.65	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			£423,299.10	
The Assignment Fee if paid on sale	10.0%	of the sale price	£42,329.91	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			£375,419.10	
The Assignment Fee if paid on sale	10.0%	of the sale price	£37,541.91	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			£410,970.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£41,097.00	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			£387,030.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£38,703.00	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			£399,000.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£39,900.00	Payable when you sell
Fee	Calculation Method		Cost	