

## The Financial Implications of Buying 3 Elmbridge Manor, Elmbridge Village, Essex Drive, Cranleigh, Surrey, GU6 8FT

Set out below are worked examples of the financial implications of buying the above property. Created on 26/02/2026.

**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 1 bedroom Apartment, 3 Elmbridge Manor, Elmbridge Village, Essex Drive, Cranleigh, Surrey, GU6 8FT, purchased for **£385,000.00 Three Hundred and Eighty Five Thousand Pounds**.

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

Costs (for both single and double occupancy)	Monthly	Annual
<b>Service Charge</b> Reviewed every year in consultation with residents	£676.83	£8,121.95
<b>Ground Rent</b> Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease).	£25.00	£300.00
<b>Total</b>	<b>£701.83</b>	<b>£8,421.95</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**; (1.5% when Elmbridge Village 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, 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 **£385,000.00** 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) 10% after year 2 of the salesprice when re-sold or on purchase**

Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum.				
Sale Price			£459,710.13	
The Assignment Fee if paid on sale	10.0%	of the sale price	£45,971.01	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example B: If you sell the property After 6 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£320,694.22	
The Assignment Fee if paid on sale	10.0%	of the sale price	£32,069.42	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example C: If you sell the property After 4 years and the property has increased in value by 3.0% per annum.				
Sale Price			£433,320.89	
The Assignment Fee if paid on sale	10%	of the sale price	£43,332.09	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example D: If you sell the property After 4 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£340,837.73	
The Assignment Fee if paid on sale	10.0%	of the sale price	£34,083.77	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example E: If you sell the property After 3 years and the property has increased in value by 3.0% per annum.				
Sale Price			£420,699.90	
The Assignment Fee if paid on sale	10.0%	of the sale price	£42,069.99	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example F: If you sell the property After 3 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£351,379.11	
The Assignment Fee if paid on sale	10.0%	of the sale price	£35,137.91	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example G: If you sell the property After 2 years and the property has increased in value by 3.0% per annum.				
Sale Price			£408,446.50	
The Assignment Fee if paid on sale	10.0%	of the sale price	£40,844.65	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example H: If you sell the property After 2 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£362,246.50	
The Assignment Fee if paid on sale	5.0%	of the sale price	£18,112.33	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example I: If you sell the property After 1 year and the property has increased in value by 3.0% per annum.				
Sale Price			£396,550.00	
The Assignment Fee if paid on sale	5.0%	of the sale price	£19,827.50	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example J: If you sell the property After 1 year and the property has decreased in value by 3.0% per annum.				
Sale Price			£373,450.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£9,336.25	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	
Example K: If you sell the property within 1 year and the property has not changed in value.				
Sale Price			£385,000.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£9,625.00	Payable when you sell
<b>Fee</b>	<b>Calculation Method</b>		<b>Cost</b>	