

## **The Financial Implications of Buying 5 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 09/02/2026.

**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 2 bedroom Bungalow, 5 Forest Walk, Elmbridge Village, Essex Drive, Cranleigh, Surrey, GU6 8TF, purchased for **£435,000.00 Four Hundred and Thirty 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.

<b>Costs (for both single and double occupancy)</b>	<b>Monthly</b>	<b>Annual</b>
<b>Service Charge</b> Reviewed every year in consultation with residents	£631.26	£7,575.09
<b>Ground Rent</b> Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease).	£0.00	£0.00
<b>Total</b>	<b>£631.26</b>	<b>£7,575.09</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 **£435,000.00** 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 3% (1st year), 6% (2nd year) 9% (3rd year) 12% (4th Year) or (15% after the 4th year) 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			£519,412.75	
The Assignment Fee if paid on sale	15.0%	of the sale price	£77,911.91	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			£362,342.82	
The Assignment Fee if paid on sale	15.0%	of the sale price	£54,351.42	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			£489,596.33	
The Assignment Fee if paid on sale	15%	of the sale price	£73,439.45	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			£385,102.37	
The Assignment Fee if paid on sale	12.0%	of the sale price	£46,212.28	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			£475,336.25	
The Assignment Fee if paid on sale	12.0%	of the sale price	£57,040.35	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			£397,012.76	
The Assignment Fee if paid on sale	9.0%	of the sale price	£35,731.15	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			£461,491.50	
The Assignment Fee if paid on sale	9.0%	of the sale price	£41,534.24	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			£409,291.50	
The Assignment Fee if paid on sale	6.0%	of the sale price	£24,557.49	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			£448,050.00	
The Assignment Fee if paid on sale	6.0%	of the sale price	£26,883.00	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			£421,950.00	
The Assignment Fee if paid on sale	3.0%	of the sale price	£12,658.50	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			£435,000.00	
The Assignment Fee if paid on sale	3.0%	of the sale price	£13,050.00	Payable when you sell
Fee	Calculation Method		Cost	