

The Financial Implications of Buying 5 Polo Drive, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7YW

Set out below are worked examples of the financial implications of buying the above property. Created on 14/05/2026.

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 focuses on the annual costs associated with purchasing 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 Cottage, 5 Polo Drive, Lime Tree Village, Cawston, Rugby, Warwickshire, CV22 7YW, purchased for **£369,950.00 Three Hundred and Sixty Nine Thousand Nine Hundred and Fifty Pounds**.

As a leasehold owner, you will be responsible for the following costs, which apply from: October 2025 to September 2026 and annually thereafter.

Costs	Single Occupancy		Double Occupancy	
	Monthly	Annual	Monthly	Annual
Service Charge Reviewed every year in consultation with residents	£616.00	£7,390.00	£25.00	£300.00
Ground Rent Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease).	£0.00	£0.00	£0.00	£0.00
Total	£616.00	£7,390.00	£641.00	£7,690.00

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**; (1.5% when Lime Tree 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, Lime Tree 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 **£369,950.00** 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			£441,739.65	
The Assignment Fee if paid on sale	15.0%	of the sale price	£66,260.95	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			£308,157.99	
The Assignment Fee if paid on sale	15.0%	of the sale price	£46,223.70	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			£416,381.98	
The Assignment Fee if paid on sale	15.0%	of the sale price	£62,457.30	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			£327,514.08	
The Assignment Fee if paid on sale	12.0%	of the sale price	£39,301.69	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			£404,254.35	
The Assignment Fee if paid on sale	12.0%	of the sale price	£48,510.52	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			£337,643.38	
The Assignment Fee if paid on sale	9.0%	of the sale price	£30,387.90	Payable when you sell
Fee	Calculation Method		Cost	
Example G: If you sell the property within 2 years and the property has increased in value by 3.0% per annum.				
Sale Price			£392,479.96	
The Assignment Fee if paid on sale	9.0%	of the sale price	£35,323.20	Payable when you sell
Fee	Calculation Method		Cost	
Example H: If you sell the property within 2 years and the property has decreased in value by 3.0% per annum.				
Sale Price			£348,085.96	
The Assignment Fee if paid on sale	6.0%	of the sale price	£20,885.16	Payable when you sell
Fee	Calculation Method		Cost	
Example I: If you sell the property within 1 year and the property has increased in value by 3.0% per annum.				
Sale Price			£381,048.50	
The Assignment Fee if paid on sale	6.0%	of the sale price	£22,862.91	Payable when you sell
Fee	Calculation Method		Cost	
Example J: If you sell the property within 1 year and the property has decreased in value by 3.0% per annum.				
Sale Price			£358,851.50	
The Assignment Fee if paid on sale	3.0%	of the sale price	£10,765.55	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			£369,950.00	
The Assignment Fee if paid on sale	3.0%	of the sale price	£11,098.50	Payable when you sell
Fee	Calculation Method		Cost	