

## The Financial Implications of Buying 1 Kinglake Drive, Blagdon Village, , Taunton, Somerset, TA1 3RR

Set out below are worked examples of the financial implications of buying the above property. Created on 28/04/2026.

**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 3 bedroom Bungalow, 1 Kinglake Drive, Blagdon Village, , Taunton, Somerset, TA1 3RR, purchased for **£425,000.00 Four Hundred and Twenty Five Thousand Pounds**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: 01/01/2026 to 31/12/2026 and annually thereafter.

| Costs   | Single Occupancy |                  | Double Occupancy |                  |
|---|------------------|------------------|------------------|------------------|
|   | Monthly          | Annual           | Monthly          | Annual           |
| <b>Service Charge</b><br>Reviewed every year in consultation with residents   | £666.33          | £7,996.00        | £33.33           | £400.00          |
| <b>Ground Rent</b><br>Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease). | £22.92           | £275.00          | £22.92           | £275.00          |
| <b>Total</b>  | <b>£689.25</b>   | <b>£8,271.00</b> | <b>£722.58</b>   | <b>£8,671.00</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**; (Inclusive if using RV Property Holdings 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, 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 **£425,000.00** 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 Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is a percentage of up to 12.5% of the re-sale price of the property when it is re-sold. Please ask the Village Manager for more details and a copy of the financial implications.**

| Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum.  |                           |                   |             |                       |
|---|---------------------------|-------------------|-------------|-----------------------|
| Sale Price  |                           |                   | £507,472.23 |                       |
| The Assignment Fee if paid on sale  | 12.5%                     | of the sale price | £63,434.03  | 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  |                           |                   | £354,013.10 |                       |
| The Assignment Fee if paid on sale  | 12.5%                     | of the sale price | £44,251.64  | 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  |                           |                   | £478,341.24 |                       |
| The Assignment Fee if paid on sale  | 12.5%                     | of the sale price | £59,792.66  | 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  |                           |                   | £376,249.44 |                       |
| The Assignment Fee if paid on sale  | 12.5%                     | of the sale price | £47,031.18  | 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  |                           |                   | £464,408.98 |                       |
| The Assignment Fee if paid on sale  | 12.5%                     | of the sale price | £58,051.12  | 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  |                           |                   | £387,886.03 |                       |
| The Assignment Fee if paid on sale  | 12.5%                     | of the sale price | £48,485.75  | Payable when you sell |
| <b>Fee</b>  | <b>Calculation Method</b> |                   | <b>Cost</b> |                       |
| Example G: If you sell the property within 2 years and the property has increased in value by 3.0% per annum. |                           |                   |             |                       |
| Sale Price  |                           |                   | £450,882.50 |                       |
| The Assignment Fee if paid on sale  | 12.5%                     | of the sale price | £56,360.31  | Payable when you sell |
| <b>Fee</b>  | <b>Calculation Method</b> |                   | <b>Cost</b> |                       |
| Example H: If you sell the property within 2 years and the property has decreased in value by 3.0% per annum. |                           |                   |             |                       |
| Sale Price  |                           |                   | £399,882.50 |                       |
| The Assignment Fee if paid on sale  | 10.0%                     | of the sale price | £39,988.25  | Payable when you sell |
| <b>Fee</b>  | <b>Calculation Method</b> |                   | <b>Cost</b> |                       |
| Example I: If you sell the property within 1 year and the property has increased in value by 3.0% per annum.  |                           |                   |             |                       |
| Sale Price  |                           |                   | £437,750.00 |                       |
| The Assignment Fee if paid on sale  | 10.0%                     | of the sale price | £43,775.00  | Payable when you sell |
| <b>Fee</b>  | <b>Calculation Method</b> |                   | <b>Cost</b> |                       |
| Example J: If you sell the property within 1 year and the property has decreased in value by 3.0% per annum.  |                           |                   |             |                       |
| Sale Price  |                           |                   | £412,250.00 |                       |
| The Assignment Fee if paid on sale  | 5.0%                      | of the sale price | £20,612.50  | 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  |                           |                   | £425,000.00 |                       |
| The Assignment Fee if paid on sale  | 5.0%                      | of the sale price | £21,250.00  | Payable when you sell |
| <b>Fee</b>  | <b>Calculation Method</b> |                   | <b>Cost</b> |                       |