

The Financial Implications of Buying 2 The Priory, Priory Road, Abbotskerswell, Newton Abbot, Devon, TQ12 5PP

Set out below are worked examples of the financial implications of buying the above property. Created on 16/10/2025.

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, 2 The Priory, Priory Road, Abbotskerswell, Newton Abbot, Devon, TQ12 5PP, purchased for **£295,000.00 Two Hundred and Ninety Five Thousand Pounds**.

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

Costs (for both single and double occupancy)	Monthly	Annual
Service Charge Reviewed every year in consultation with residents	£762.73	£9,152.76
Ground Rent	Peppercorn	Peppercorn
Total	£762.73	£9,152.76

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 **£295,000.00** 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), 7.5% (3rd year) 10% (4th year) and 12.5% there after 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			£352,245.43	
The Assignment Fee if paid on sale	12.5%	of the sale price	£44,030.68	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			£245,726.74	
The Assignment Fee if paid on sale	12.5%	of the sale price	£30,715.84	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			£332,025.10	
The Assignment Fee if paid on sale	12.5%	of the sale price	£41,503.14	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			£261,161.38	
The Assignment Fee if paid on sale	10.0%	of the sale price	£26,116.14	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			£322,354.47	
The Assignment Fee if paid on sale	10.0%	of the sale price	£32,235.45	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			£269,238.54	
The Assignment Fee if paid on sale	7.5%	of the sale price	£20,192.89	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			£312,965.50	
The Assignment Fee if paid on sale	7.5%	of the sale price	£23,472.41	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			£277,565.50	
The Assignment Fee if paid on sale	5.0%	of the sale price	£13,878.28	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			£303,850.00	
The Assignment Fee if paid on sale	5.0%	of the sale price	£15,192.50	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			£286,150.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£7,153.75	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			£295,000.00	
The Assignment Fee if paid on sale	2.5%	of the sale price	£7,375.00	Payable when you sell
Fee	Calculation Method		Cost	