

## **The Financial Implications of Buying 40 Haines House, 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 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 Apartment, 40 Haines House, Kinglake Drive, Blagdon Village, Taunton, Somerset, TA1 3RR, purchased for **£280,000.00 Two Hundred and Eighty 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.

<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	£666.33	£7,996.00
<b>Ground Rent</b> Doubles every 25 years from the start of the lease (applies to specific villages only please refer to the lease).	£22.92	£275.00
<b>Total</b>	<b>£689.25</b>	<b>£8,271.00</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**; (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 **£280,000.00** 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 5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when the property is 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			£334,334.64	
The Assignment Fee if paid on sale	12.5%	of the sale price	£41,791.83	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			£233,232.16	
The Assignment Fee if paid on sale	12.5%	of the sale price	£29,154.02	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			£315,142.47	
The Assignment Fee if paid on sale	13%	of the sale price	£39,392.81	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			£247,881.99	
The Assignment Fee if paid on sale	12.5%	of the sale price	£30,985.25	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			£305,963.56	
The Assignment Fee if paid on sale	12.5%	of the sale price	£38,245.45	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			£255,548.44	
The Assignment Fee if paid on sale	12.5%	of the sale price	£31,943.56	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			£297,052.00	
The Assignment Fee if paid on sale	12.5%	of the sale price	£37,131.50	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			£263,452.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£26,345.20	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			£288,400.00	
The Assignment Fee if paid on sale	10.0%	of the sale price	£28,840.00	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			£271,600.00	
The Assignment Fee if paid on sale	5.0%	of the sale price	£13,580.00	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			£280,000.00	
The Assignment Fee if paid on sale	5.0%	of the sale price	£14,000.00	Payable when you sell
Fee	Calculation Method		Cost	