

## **The Financial Implications of Buying 3 Walled Garden, Roseland Parc, Tregony, Truro, Cornwall, TR2 5PD**

Set out below are worked examples of the financial implications of buying the above property. Created on 25/09/2026.

**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, 3 Walled Garden, Roseland Parc, Tregony, Truro, Cornwall, TR2 5PD, purchased for **£540,000.00 Five Hundred and Forty Thousand Pounds**.

As a leasehold owner, you will be responsible for the following costs, which are applicable from: April 2026 to March 2027 and annually thereafter.

| <b>Costs (for both single and double occupancy)</b>                                                                                     | <b>Monthly</b> | <b>Annual</b>    |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------|
| <b>Service Charge</b><br>Reviewed every year in consultation with residents                                                             | £761.25        | £9,135.00        |
| <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). | £1.00          | £10.00           |
| <b>Total</b>                                                                                                                            | <b>£762.25</b> | <b>£9,145.00</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 Roseland Parc 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, Roseland Parc 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 **£540,000.00** 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) or 10% (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                                                                                                   |                    |                   | £644,788.24 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £64,478.82  | 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                                                                                                   |                    |                   | £449,804.88 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £44,980.49  | 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                                                                                                   |                    |                   | £607,774.76 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £60,777.48  | 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                                                                                                   |                    |                   | £478,058.12 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £47,805.81  | 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                                                                                                   |                    |                   | £590,072.58 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £59,007.26  | 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                                                                                                   |                    |                   | £492,843.42 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £49,284.34  | 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                                                                                                   |                    |                   | £572,886.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 10.0%              | of the sale price | £57,288.60  | 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                                                                                                   |                    |                   | £508,086.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 5.0%               | of the sale price | £25,404.30  | 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                                                                                                   |                    |                   | £556,200.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 5.0%               | of the sale price | £27,810.00  | 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                                                                                                   |                    |                   | £523,800.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 2.5%               | of the sale price | £13,095.00  | 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                                                                                                   |                    |                   | £540,000.00 |                       |
| The Assignment Fee if paid on sale                                                                           | 2.5%               | of the sale price | £13,500.00  | Payable when you sell |
| Fee                                                                                                          | Calculation Method |                   | Cost        |                       |