

## 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 02/02/2026.

**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 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 (for both single and double occupancy)	Monthly	Annual
<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**; (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.**

<b>Example A: If you sell the property After 6 years and the property has increased in value by 3.0% per annum.</b>				
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>	
<b>Example B: If you sell the property After 6 years and the property has decreased in value by 3.0% per annum.</b>				
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>	
<b>Example C: If you sell the property After 4 years and the property has increased in value by 3.0% per annum.</b>				
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>	
<b>Example D: If you sell the property After 4 years and the property has decreased in value by 3.0% per annum.</b>				
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>	
<b>Example E: If you sell the property After 3 years and the property has increased in value by 3.0% per annum.</b>				
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>	
<b>Example F: If you sell the property After 3 years and the property has decreased in value by 3.0% per annum.</b>				
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>	
<b>Example G: If you sell the property After 2 years and the property has increased in value by 3.0% per annum.</b>				
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>	
<b>Example H: If you sell the property After 2 years and the property has decreased in value by 3.0% per annum.</b>				
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>	
<b>Example I: If you sell the property After 1 year and the property has increased in value by 3.0% per annum.</b>				
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>	
<b>Example J: If you sell the property After 1 year and the property has decreased in value by 3.0% per annum.</b>				
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>	
<b>Example K: If you sell the property within 1 year and the property has not changed in value.</b>				
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>	