Retirement Community Viley Limited (analoxy) and the Wyldewoods Village Management Lid (management company) and the Myldewoods Village Management Lid (management company) Property Details Proper	KEY FACTS SALES		The Wyldewoods Village Key Facts Guaranteed Repayment	Created 06/08/2025
Repeated beds Status of unit New property New prope		Community	Village Limited (landlord) and The Wyldewoods Village Management Ltd	
Property Details Cocupancy 2 Person's Lease			2 Bedroom Apartment	Brochure, price list
Tenure Leasehold 999 year lease		Status of unit	New property	
Subletting	Property Details	Occupancy	2 Person/s	Lease
Domicillary Care Provided by an external provider price on application		Tenure	Leasehold 999 year lease	Lease
Provider Asking Price E389,950 Price list, website		Subletting	Not permitted under terms of lease	Lease
Cost of moving into property Cost of moving into property Cost of moving into property Removal Costs Your removal expenses Stamp duty Stamp duty costs Healthcare assessment No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost) No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost) No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost) No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost) The management fee is 56,240 for both single and double occupancy. On the Open Market Lease the management fee is 51,1000 for both single and double occupancy. The management red will increase annually inline with CPH from January 2026. FAO's \$1,000 for both single and double occupancy. The management red will increase annually inline with CPH from January 2026. FAO's \$1,000 for both single and double occupancy. The management red will all properties and the CPH from January 2026. FAO's \$1,000 for both single and double occupancy. The management red will all properties and the provided of the The Wyldewoods Village Limited Lease, FAO's \$1,000 for both single and double occupancy. The management red will all provided by an external provider Price on application Price on a			Provided by an external provider price on application	
Cost of moving into property Stamp duty Stamp duty costs Healthcare assessment Stamp duty Stamp duty costs Healthcare assessment No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost) No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost) The management lee is 55.240 for both single and double occupancy. On the Open Market Lease the management lee is 11,000 for both single and double occupancy. On the Open Market Lease the management lee is 11,000 for both single and double occupancy. The management fee will increase annually inline with CPIH from January 2026. Funded by the landlord. No additional liability will fall on residents.		Asking Price	£389,950	Price list, website
Slamp duty Slamp duty costs			Your legal costs and disbursements for acting on the purchase of the lease	
Healthcare assessment buyers would meet cost of the Community of the Commu		Removal Costs	Your removal expenses	
Digiting charges while living in the Retirement Management Fee from to Management Fee Management Fee from to Management Fee Managemen		Stamp duty	Stamp duty costs	
while living in the Retirement Community Fetition				
repairs Overnight on call support charge Included in the The Wyldewoods Village Limited Support charge Ground rent Not Applicable Lease, FAQ's Care Costs Provided by an external provider Responsibility of Landlord Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited FAQ's & Contract pack sent to your solicitor Responsibility of Landlord Home contents Insurance Home contents Insurance Buyer introduction pack sent to your solicitor Responsibility of Tenant Home contents Insurance Buyer introduction pack sent to your solicitor Responsibility of Tenant Included in utility package Buyer introduction pack Council tax Band TBA - £ pa TV licence Additional cost unless exempt Internet provider Included in utility package Internet provider Residents Choice Satellite/Cable TV Residents Choice	while living in the Retirement	from to	the Guarantee Repayment, the management fee is £6,240 for both single and double occupancy. On the Open Market Lease the management fee is £11,000 for both single and double occupancy, The management fee will increase annually inline with CPIH from January 2026.	FAQ's
Support charge Ground rent Not Applicable Lease, FAQ's		,	Funded by the landlord. No additional liability will fall on residents.	
Provided by an external provider Price on application Price on			Included in the The Wyldewoods Village Limited	
External provider arrangements Responsibility of Landlord Responsibility of Landlord Home contents Insurance Home contents Insurance		0	Not Applicable	Lacas EAOla
Landlord included in the The Wyldewoods Village Limited pack sent to your solicitor		Ground rent	постирисаріе	Lease, FAQ'S
Ongoing fees residents will have to pay in addition Internet provider Satellite/Cable TV Residents Choice Charges when leaving the property Charges when leaving the property Charges when leaving the property Pestiction on Tenant Utility Bills Included in utility package Additional cost unless exempt Included in utility package Satellite/Cable TV Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter. Not applicable Not applicable Buyer/seller responsible for own removal costs expenses The Wyldewoods Village Limited Dilapidations The cost of your putting the property back in good order internally in accordance with the terms of the Lease Restriction on Residents must be at least 65 years or older as specified in the lease and Lease	Care Costs	Provided by an		Lease, FAQ'S
Ongoing fees residents will have to pay in addition Internet provider Satellite/Cable TV Residents Choice Deferred Management Fee Management Fee State Agent's commission Legal fees Not applicable Removal expenses The Wyldewoods Village Limited Dilapidations Restriction on Residents must be at least 65 years or older as specified in the lease and Lease Additional cost unless exempt Additional cost unless exempt Additional cost unless exempt Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter. I Lease, FAQ's, price list Buyer/seller responsible for own removal costs expenses The Wyldewoods Village Limited's remain payable for two months only after service of a Notice to Vacate Restriction on Residents must be at least 65 years or older as specified in the lease and Lease	Insurance	Provided by an external provider Responsibility of	Price on application Buildings, Public Liability and Employers Liability insurance - Costs	FAQ's & Contract pack sent to your
Ongoing fees residents will have to pay in addition Internet provider Satellite/Cable TV Residents Choice Deferred Management Fee Estate Agent's commission Legal fees Not applicable Removal expenses The Wyldewoods Village Limited Dilapidations To licence Additional cost unless exempt Additional cost unless exempt Additional cost unless exempt Additional cost unless exempt Included in utility package Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter. Not applicable Buyer/seller responsible for own removal costs expenses The Wyldewoods Village Limited's remain payable for two months only after service of a Notice to Vacate Dilapidations The cost of your putting the property back in good order internally in accordance with the terms of the Lease Restriction on Residents must be at least 65 years or older as specified in the lease and Lease	Insurance	Provided by an external provider Responsibility of Landlord Responsibility of	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited	FAQ's & Contract pack sent to your
Ongoing fees residents will have to pay in addition Internet provider Included in utility package Satellite/Cable TV Residents Choice Deferred Management Fee Estate Agent's commission Legal fees Not applicable Removal expenses The Wyldewoods Village Limited Dilapidations The Cost of your putting the property back in good order internally in accordance with the terms of the Lease To licence Additional cost unless exempt Additional cost unless exempt Included in utility package 8% for a sale in the first year, 16% for a sale in the second year and 24% Lease, FAQ's, price list Lease, FAQ's, price list The word applicable Buyer/seller responsible for own removal costs Expenses The Wyldewoods Village Limited's remain payable for two months only after service of a Notice to Vacate Dilapidations The cost of your putting the property back in good order internally in accordance with the terms of the Lease Restriction on Residents must be at least 65 years or older as specified in the lease and Lease	Insurance	Provided by an external provider Responsibility of Landlord Responsibility of Tenant	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance	FAQ's & Contract pack sent to your solicitor Buyer introduction
Internet provider Satellite/Cable TV Residents Choice Deferred Management Fee Estate Agent's commission Legal fees Not applicable Removal expenses The Wyldewoods Village Limited Dilapidations The Cost of your putting the property back in good order internally in accordance with the terms of the Lease Restriction on Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% Lease, FAQ's, price list Lease, FAQ's, price list Lease, FAQ's, price list The Agent's commission Not applicable Buyer/seller responsible for own removal costs expenses The Wyldewoods Village Limited's remain payable for two months only after service of a Notice to Vacate The cost of your putting the property back in good order internally in accordance with the terms of the Lease Restriction on Residents must be at least 65 years or older as specified in the lease and Lease	Insurance	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package	FAQ's & Contract pack sent to your solicitor Buyer introduction
Satellite/Cable TV Residents Choice Deferred Management Fee 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter. Lease, FAQ's, price list	Insurance arrangements Ongoing fees residents will have to	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa	FAQ's & Contract pack sent to your solicitor Buyer introduction
Management Fee thereafter. list	Insurance arrangements Ongoing fees residents will have to	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax TV licence	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa Additional cost unless exempt	FAQ's & Contract pack sent to your solicitor Buyer introduction
Estate Agent's commission Legal fees Not applicable	Insurance arrangements Ongoing fees residents will have to	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax TV licence	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa Additional cost unless exempt Included in utility package	FAQ's & Contract pack sent to your solicitor Buyer introduction
Legal fees Not applicable Removal expenses Buyer/seller responsible for own removal costs Expenses The Wyldewoods Village Limited's remain payable for two months only after service of a Notice to Vacate Dilapidations The cost of your putting the property back in good order internally in accordance with the terms of the Lease Restriction on Residents must be at least 65 years or older as specified in the lease and Lease	Insurance arrangements Ongoing fees residents will have to	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax TV licence Internet provider Satellite/Cable TV Deferred	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa Additional cost unless exempt Included in utility package Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24%	FAQ's & Contract pack sent to your solicitor Buyer introduction pack Lease, FAQ's, price
Removal expenses Buyer/seller responsible for own removal costs	Insurance arrangements Ongoing fees residents will have to	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax TV licence Internet provider Satellite/Cable TV Deferred Management Fee Estate Agent's	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa Additional cost unless exempt Included in utility package Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter.	FAQ's & Contract pack sent to your solicitor Buyer introduction pack Lease, FAQ's, price
The Wyldewoods Village Limited's remain payable for two months only after service of a Notice to Vacate Dilapidations The cost of your putting the property back in good order internally in accordance with the terms of the Lease Restriction on Residents must be at least 65 years or older as specified in the lease and Lease	Insurance arrangements Ongoing fees residents will have to	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax TV licence Internet provider Satellite/Cable TV Deferred Management Fee Estate Agent's commission	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa Additional cost unless exempt Included in utility package Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter. Not applicable	FAQ's & Contract pack sent to your solicitor Buyer introduction pack Lease, FAQ's, price
Dilapidations The cost of your putting the property back in good order internally in accordance with the terms of the Lease Restriction on Residents must be at least 65 years or older as specified in the lease and Lease	Insurance arrangements Ongoing fees residents will have to pay in addition	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax TV licence Internet provider Satellite/Cable TV Deferred Management Fee Estate Agent's commission Legal fees Removal	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa Additional cost unless exempt Included in utility package Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter. Not applicable Not applicable	FAQ's & Contract pack sent to your solicitor Buyer introduction pack Lease, FAQ's, price
	Insurance arrangements Ongoing fees residents will have to pay in addition	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax TV licence Internet provider Satellite/Cable TV Deferred Management Fee Estate Agent's commission Legal fees Removal expenses The Wyldewoods	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa Additional cost unless exempt Included in utility package Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter. Not applicable Not applicable Buyer/seller responsible for own removal costs The Wyldewoods Village Limited's remain payable for two months only	FAQ's & Contract pack sent to your solicitor Buyer introduction pack Lease, FAQ's, price
	Insurance arrangements Ongoing fees residents will have to pay in addition	Provided by an external provider Responsibility of Landlord Responsibility of Tenant Utility Bills Council tax TV licence Internet provider Satellite/Cable TV Deferred Management Fee Estate Agent's commission Legal fees Removal expenses The Wyldewoods Village Limited	Price on application Buildings, Public Liability and Employers Liability insurance - Costs included in the The Wyldewoods Village Limited Home contents Insurance Included in utility package Band TBA - £ pa Additional cost unless exempt Included in utility package Residents Choice 8% for a sale in the first year, 16% for a sale in the second year and 24% thereafter. Not applicable Not applicable Buyer/seller responsible for own removal costs The Wyldewoods Village Limited's remain payable for two months only after service of a Notice to Vacate The cost of your putting the property back in good order internally in	FAQ's & Contract pack sent to your solicitor Buyer introduction pack Lease, FAQ's, price list

KEY FACTS SALES		The Wyldewoods Village Key Facts Open Market	Created 06/08/2025
	Retirement Community Operator	Retirement Villages Group Ltd and subsidiary companies The Wyldewoods Village Limited (landlord) and The Wyldewoods Village Management Ltd (management company)	Brochure, price list
	2 Bedroom Apartment	Description of unit (type and beds)	
	Status of unit	New property	Brochure, property details
Property Details	Occupancy	2 Person/s	Lease
	Tenure	Leasehold 999 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
	Asking Price	£389,950	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
Cost of moving into property	Removal Costs	Your removal expenses	
property	Stamp duty	Stamp duty costs	www.gov.uk/stamp- duty-land-tax
	Healthcare assessment	No charge by The Wyldewoods Village Limited (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Management Fee from to	The management fee will vary depending on the Lease option selected. On the Guarantee Repayment, the management fee is £6,240 for both single and double occupancy. On the Open Market Lease the management fee is £11,000 for both single and double occupancy, The management fee will increase annually inline with CPIH from January 2026.	FAQ's
	Funding of major repairs	Funded by the landlord. No additional liability will fall on residents.	
	Overnight on call support charge	Included in the The management fee will vary depending on the Lease option selected. On the Guarantee Repayment, the management fee is £6,240 for both single and double occupancy. On the Open Market Lease the management fee is £11,000 for both single and double occupancy, The management fee will increase annually inline with CPIH from January 2026.	
	Ground rent	Not Applicable	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the Management Fee	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Included in utility package	Buyer introduction pack
	Council tax	Band TBA - £ pa	
	TV licence	Additional cost unless exempt	
	Internet provider	Included in utility package	
	Satellite/Cable TV	Residents Choice	
Charges when leaving the property	Deferred Management Fee	10% for a sale in the first year and 15% thereafter.	Lease, FAQ's, price
	Estate Agent's commission	1.5%	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Management Fee	Management Fees remain payable until a property is resold	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on renting the property		Residents must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager. The landlord has a right of pre-emption.	Lease