

Key facts - Pre-owned Leasehold

Inspired Villages, Bramshott Place, Pre-owned Leasehold, 2025

Property details	Operator	Inspired Villages Group Ltd Company registration 10876791
	Landlord	Senior Living (Bramshott Place) Ltd Company registration 01750218
	Management company	Bramshott Place Management Ltd Company registration 06419959
	Community	Bramshott - Phase 1-3 built in 2008 and Phase 4 built in 2018.
	Property type	Phase 1-3 98 village apartments and 53 cottages Phase 4 40 cottages (See floor plans and property specification)
	Status of unit	Pre-owned.
	Occupancy	Sole or dual-occupancy.
	Tenure	125-years from the lease term commencement date. (See Legal Pack including the lease)
	Subletting	Subletting is not permitted.
	Care arrangements	Domiciliary care is available from Helping Hands Godalming 6B Queen Street, Godalming, GU7 1BD Or any other provider of your choice.
Cost of moving in	Purchase price	£180,000 - £750,000 (See property details)
	Reservation fee	N/A (new properties only)
	Deposit	A deposit of 10% of the purchase price will be required at exchange.
	Other costs	Stamp duty, removal costs, your own legal costs.
	Wellbeing assessment	No charge. Resident engagement meeting undertaken prior to residents moving in.

Ongoing charges payable to the operator (See Service charge insert)	Service charge	From 1st April 2025, the service charge will be £6,729 for the remainder of the year (£7,553 for double-occupancy) for Phases 1 – 3. £6729 for the remainder of the year (£7,289 for double occupancy) for Phase 4 divided into monthly payments. This is a nine month service charge budget.
	Support charges	One hour per week of light housekeeping for each property is covered by the service charge. If your needs change, and you think you'd benefit from more than an hour, Helping Hands will create a package with you, and charge you directly at an agreed rate.
	Ground rent	Currently £250-£370 (plus £25 for garage if applicable) per year, increasing every 5 years in line with RPI.
	Utilities	Utilities are billed by the service provider of your choice.
	Emergency response	Covered by the service charge.
Care charges (See Provision of Care insert)	Personal care	Personal care is available from the provider under separate agreements at their charge rates.
	Nursing care	Nursing care is not provided but may be arranged through GPs and District Nurses.
Ongoing fees payable to third parties	Utility bills	Water supply and sewerage, for which residents will have their own contract with a supplier.
	Council tax	At Bramshott Place, bands range between: D (£1,933) and F (£2,792).
	TV licence	See www.tvlicensing.co.uk
	Telephone	Residents may choose an internet and telephone provider.
	Internet	Should you require a dedicated high-speed internet connection for streaming services, you can subscribe to a service of your choice.
	Digital TV	All properties have access to a digital satellite signal through a communal system and residents can subscribe to a provider of their own choice.

Charges when leaving, selling or subletting (See the Event Fee and Buying a New Property insert)	Event fee	All phases: The percentage payable is 5% of the selling price in the first 3 years of your ownership, 10% for the next 7 years, 15% in year 10 and thereafter.
	Administration fees	Not applicable
	Estate agency charges	There is no additional charge for the estate agency services provided by the operator.
	Ongoing charges	You will remain liable for the service charge until the property has been sold.
Insurance	Arranged by the operator	Included in the service charge; Buildings, Public Liability Employers' Liability, and / or Professional Indemnity Insurance
	Arranged by the residents	Residents are strongly advised to take out Home Contents insurance.
Funding of major repairs		The size of the Reserve Fund for Bramshott Place at the end of the last financial year ending 31st December 2024 was £512,544.
Constraints on selling		Eligible occupiers must: (a) be aged 55 / 65 or above (dependent on phase); (b) be capable of managing their personal affairs or able to provide sufficient care for themselves at their own cost; and (c) occupy the property as their principal home.
Date		Last revised: 27 / 08 / 2025

Please note: Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial / benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community.

We have taken every care to ensure the accuracy of this leaflet, but you will need to refer to the legal documentation which, when made available, will cover in detail the rights and obligations of the parties, together with the commercial terms that will apply to our contracts.

For more information on any aspect of Bramshott Place, please contact us:
Telephone: **01428 853 280** or email: resales@bramshottplace.co.uk

Bramshott Place, Liphook, GU30 7GN

The company is Senior Living (Liphook) Limited
Registered office: Unit 3, Edwalton Business Park, Landmere Lane, Edwalton, Nottingham, NG12 4JL
Registered in England and Wales. Company Number: FC020889