

Key facts – Pre-owned Leasehold

Inspired Villages, Durrants, Pre-owned Leasehold, 2025

Property details	Operator	Inspired Villages Group Ltd Company registration 10876791
	Landlord	Senior Living (Durrants) Ltd Company registration 05895651
	Management company	Durrants Management Ltd Company registration 07538566
	Community	Durrants
	Property type	69 two-bedroom apartments and 102 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 Worthing, 5 Offington Lane, Worthing, West Sussex, BN14 9RY Or any other provider of your choice.
Cost of moving in	Purchase price	£365,000 - £675,000 (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. Undertaken prior to residents moving in.

Ongoing charges payable to the operator (See Service charge insert)	Service charge	From 1st January 2025, the service charge will be £9,610 per year (£10,270 for double-occupancy) divided into quarterly payments.
	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, our housekeeping service will create a package with you, and charge you directly at an agreed rate.
	Ground rent	Currently £250-£340 per year, increasing every 5 years in line with RPI.
	Water charges and electricity	Electricity is charged direct from your provider of choice. Water charges are billed monthly to each apartment by the management company.
	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 is cross-charged to each apartment and the sewage treatment plant is maintained by the village and covered by the service charge.
	Council tax	At Durrants, bands range between: D (£1,959) and F (£2,830).
	TV licence	See www.tvlicensing.co.uk
	Telephone	Residents may choose an internet and telephone provider.
	Internet	Complimentary internet access is available at the clubhouse to a speed of 3mbps. This enables residents to use all computers and gadgets that require an internet connection for standard internet browsing. 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% thereafter. Please refer to your specific lease.
	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.
	Redecoration costs	Reasonable refurbishment costs prior to resale are covered by the Event Fee if the Deed of Variation applies.
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 Durrants as of the 31st January 2025 is £74,335.77.
Constraints on selling		Eligible occupiers must: (a) be aged 55 or above; (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: 04 / 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 Durrants, please contact us:

Telephone: **01293 854 090** or email: **resales@durrantsvillage.co.uk**

Durrants, Faygate, Horsham, RH12 4AB

The company is Senior Living (Durrants) Limited

Registered office: Unit 3, Edwalton Business Park, Landmere Lane, Edwalton, Nottingham, NG12 4JL

Registered in England and Wales. Company Number: 05895651