

# Key facts - Leasehold

Inspired Villages, Gifford Lea, Leasehold, 2024-2025

|                   |                      |                                                                                                                                                                                                                                                                                                       |
|-------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property details  | Operator             | Inspired Villages Group Ltd<br>Company registration 10876791                                                                                                                                                                                                                                          |
|                   | Landlord             | Tattenhall Care Village LLP<br>Company registration OC395412                                                                                                                                                                                                                                          |
|                   | Management company   | Gifford Lea Management Ltd<br>Company registration 11444556                                                                                                                                                                                                                                           |
|                   | Community            | Gifford Lea                                                                                                                                                                                                                                                                                           |
|                   | Property type        | 55 one-bedroom apartments.<br>112 two-bedroom apartments.<br>(See floor plans and property specification)                                                                                                                                                                                             |
|                   | Status of unit       | New.                                                                                                                                                                                                                                                                                                  |
|                   | Occupancy            | Sole or dual-occupancy.                                                                                                                                                                                                                                                                               |
|                   | Tenure               | 125-years from the lease term commencement date.<br>(See Legal Pack including the lease)                                                                                                                                                                                                              |
|                   | Subletting           | Subletting is not permitted.                                                                                                                                                                                                                                                                          |
|                   | Care arrangements    | Domiciliary care is available from<br>Helping Hands Chester<br>17-19 Boughton Road, Chester, CH3 5A<br>Or any other provider of your choice.                                                                                                                                                          |
| Cost of moving in | Purchase price       | £277,000 - £699,000<br>(See property details)                                                                                                                                                                                                                                                         |
|                   | Reservation fee      | £2,000 (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.<br><br>Under the Inspired Move package we will offer contributions towards removals (capped at a maximum of £1,000 + VAT) and down sizing services (capped at a maximum of £390 inc VAT) plus assisted move (capped at a maximum of £4,000 inc VAT). |
|                   | Wellbeing assessment | No charge. Undertaken prior to residents moving in.                                                                                                                                                                                                                                                   |

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| Ongoing charges payable to the operator<br><br>(See Service charge insert) | Service charge     | From 1st January 2025, the service charge will be £9,500 per year (£9,500 also for double-occupancy) divided into monthly 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, Helping Hands will create a package with you, and charge you directly at an agreed rate.                                                                                                                                              |
|                                                                            | Ground rent        | There is a nominal peppercorn rent, if demanded.<br>For Pre-owned properties purchased before April 2023, £608.50 per annum and increases every five years.                                                                                                                                                                                                                                                 |
|                                                                            | Utilities          | Electricity, heating and hot water charges billed monthly to each apartment by the management company.                                                                                                                                                                                                                                                                                                      |
|                                                                            | Emergency response | Covered by the service charge.                                                                                                                                                                                                                                                                                                                                                                              |
| Care charges<br><br>(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 Gifford Lea, council tax bands range between: C (£2,142.82), D (£2,410.68) E (£2,946.38) and F (£3,482.09).                                                                                                                                                                                                                                                                                              |
|                                                                            | TV licence         | See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>                                                                                                                                                                                                                                                                                                                                        |
|                                                                            | Telephone          | Each property benefits from a pre-installed telephone system that can be used for internal calls between properties and the clubhouse services. These internal calls are free of charge. External calls are recharged monthly at cost. To make an external call, simply dial '9' for an outside line.                                                                                                       |
|                                                                            | Internet           | Complimentary internet access is available throughout the village to a speed of 3mbs. This enables residents to not just use the tablet provided but to use all other computers and gadgets that require an internet connection for standard internet browsing.<br><br>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.                                                                                                                                                                                                                                                           |

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|------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Charges when leaving, selling or subletting          | Event fee                 | The percentage payable is 4% payable if resale within first year. 6% payable if resale in 1-2 years. 8% payable if resale in 2-3 years. 10% payable for resale after 3 years.                                                                                                                                                                                        |
| (See the Event Fee and Buying a New Property insert) | 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                                                                                                                                                                                                                                                                                          |
| 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 Sinking Fund for Gifford Lea at the end of the last financial year ended 31st December 2023, was £0. Contributions are received through the Event Fee.                                                                                                                                                                                               |
| Constraints on selling                               |                           | Eligible occupiers must:<br><br>(a) be aged 65 or above;<br>(b) be capable of managing their personal affairs or able to provide sufficient care for themselves at their own cost; and<br>(c) occupy the property as their principal home.<br><br>The landlord retains a right of pre-emption to buy the property at the valuation price at the time of any re-sale. |
| 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 Gifford Lea, please contact us:

Telephone: **01829 770 997** or email: [sales.giffordlea@inspiredvillages.co.uk](mailto:sales.giffordlea@inspiredvillages.co.uk)

#### **Gifford Lea, Frog Lane, Tattenhall, Chester CH3 9FQ**

The company is Tattenhall Care Village LLP

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Registered in England and Wales. Company Number: OC395412