

# Key facts - Leasehold

Inspired Villages, Ledian Gardens, Leasehold, 2024-2025

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| Property details  | Operator             | Inspired Villages Group Ltd<br>Company registration 10876791                                                                                                                                                                                                                                          |
|                   | Landlord             | Senior Living (Ledian Farm) Ltd<br>Company registration 11112480                                                                                                                                                                                                                                      |
|                   | Management company   | Ledian Gardens Management Ltd<br>Company registration 13288645                                                                                                                                                                                                                                        |
|                   | Community            | Ledian Gardens - Phase 1 built in 2022 and Phase 2 built in 2024                                                                                                                                                                                                                                      |
|                   | Property type        | 115 units of one & two bedroom apartments including two cottages<br>(See floor plans and property specification)                                                                                                                                                                                      |
|                   | Status of unit       | New and pre-owned.                                                                                                                                                                                                                                                                                    |
|                   | Occupancy            | Sole or dual-occupancy.                                                                                                                                                                                                                                                                               |
|                   | Tenure               | 990-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 Maidstone<br>2 Royal Star Arcade, High Street, Maidstone, Kent, ME14 1JL<br>Or any other provider of your choice.                                                                                                                                 |
| Cost of moving in | Purchase price       | £288,000 - £1,147,000<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     | For 2025, the service charge will be £9,900 per year (£10,538 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.                                                                                                                                                                                                                                                                                                                                                             |
|                                                                            | Utilities          | Electricity is charged direct from your provider of choice. 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<br><br>(See Service charge insert)   | Utility bills      | Water supply and sewerage, for which residents will have their own contract with a supplier.                                                                                                                                                                                                                                                                                                                 |
|                                                                            | Council tax        | At Ledian Gardens, bands range between: D (£2,190) and G (£3,649).                                                                                                                                                                                                                                                                                                                                           |
|                                                                            | 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 3mbps. 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<br><br>(See the Event Fee and Buying a New Property insert) | Event fee                 | <p><b>Phase 1</b><br/>The percentage payable is 6% of the selling price in the first year of your ownership, 9% in year 2, 12% in year 3, 15% in year 4, 18% in year 5 and thereafter.</p> <p><b>Phase 2</b><br/>The percentage payable is 8% of the selling price in the first year of your ownership, 12% in year 2, 16% in year 3, 20% in year 4, 24% in year 5 and thereafter.</p> <p>Buyers also have the option instead of paying the event fee as an agreed percentage (currently set at 15% for phase 1 properties and 20% for phase 2 properties) of the purchase price, prior to the completion of the purchase.</p> |
|                                                                                                         | 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                                                                                |                           | There is no Sinking Fund as such. Inspired Villages funds all long-term external repairs (roof, walls, windows, etc.) as well as the maintenance and repair of the communal facilities. Event Fee receipts contribute towards these costs. No additional liability will fall on residents.                                                                                                                                                                                                                                                                                                                                     |
| Constraints on selling                                                                                  |                           | <p>Eligible occupiers must:</p> <ul style="list-style-type: none"> <li>(a) be aged 65 or above;</li> <li>(b) be capable of managing their personal affairs or able to provide sufficient care for themselves at their own cost; and</li> <li>(c) occupy the property as their principal home.</li> </ul> <p>The landlord retains a right of pre-emption to buy the property at the valuation price at the time of any re-sale.</p>                                                                                                                                                                                             |
| 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 Ledian Gardens, please contact us:

Telephone: **01622 427 233** or email: **[sales.ledian@inspiredvillages.co.uk](mailto:sales.ledian@inspiredvillages.co.uk)**

**Ledian Gardens, Upper Street, Leeds, Kent, ME17 1RZ**

The company is Senior Living (Ledian Farm) Limited

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Nottingham, NG12 4JL Registered in England and Wales. Company Number: 11112480