

Key facts - Leasehold

Inspired Villages, Gifford Lea, Leasehold, 2026

Property details	Operator	Inspired Villages Group Ltd Company registration 10876791
	Landlord	Tattenhall Care Village LLP Company registration OC395412
	Management company	Gifford Lea Management Ltd Company registration 11444556
	Community	Gifford Lea
	Property type	143 one-bedroom and two-bedroom apartments over three phases. (See floor plans and property specification)
	Status of unit	New.
	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 Church Bank Homecare Church Bank, Tattenhall, Chester, CH3 9QE Or any other provider of your choice.
Cost of moving in	Purchase price	£277,000 - £669,000 (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. 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.

Ongoing charges payable to the operator (See Service charge insert)	Service charge	From 1st January 2026, the service charge will be £10,000 per year (also for double-occupancy) divided into monthly payments.
	Support charges	If your needs change, and you think you'd benefit, Church Bank will create a package with you, and charge you directly at an agreed rate.
	Ground rent	There is a nominal peppercorn rent, if demanded. 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 (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 www.tvlicensing.co.uk
	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. 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	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		Contributions are received through the Event Fee.
Constraints on selling		Eligible occupiers must: (a) be aged 65 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. 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: 16 / 12 / 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

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Registered in England and Wales. Company Number: OC395412