

Key facts - Pre-owned Leasehold

Inspired Villages, Millbrook Village, Pre-owned Leasehold, 2026

Property details	Operator	Inspired Villages Group Ltd Company registration 10876791
	Landlord	Senior Living (Exeter) Ltd Company registration 06338001
	Management company	Millbrook Village Management Ltd Company registration 07551118
	Community	Millbrook Village built November 2014
Property type		113 village apartments and 52 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 Exeter Office 1012A, 1013 Pynes Hill Business Centre Limited, Pynes Hill, Exeter, EX2 5JL Or any other provider of your choice.
Cost of moving in	Purchase price	£495,000 - £575,000 (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	Service charge	From 1st January 2026, the service charge will be £10,066 per year (£10,663 for double-occupancy) divided into quarterly payments.
(See Service charge insert)	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 £374-£390 per year, increasing every 5 years in line with RPI.
	Water charges and electricity	Electricity is charged direct from your provider of choice. Heating and hot water charges billed monthly to each apartment by your provider.
	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 Millbrook Village, bands range between: D (£2,003) and F (£2,893).
	TV licence	See www.tvlicensing.co.uk
	Telephone	Residents may choose an internet and telephone provider.
	Internet	Complimentary internet access is available within the clubhouse to a speed of 3mbps. This enables residents to not just use the computer 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 or selling (See the Event Fee insert)	Event fee	All phases: The percentage payable is 5% of the selling price in the first 3 years of your ownership, 10% 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	Redecoration costs	Reasonable refurbishment costs prior to resale are covered by the Event Fee if the deed of variation (DOV) has been signed.
	Arranged by the operator	Included in the service charge; Buildings, Public Liability Employers' Liability, and / or Professional Indemnity Insurance
Funding of major repairs	Arranged by the residents	Residents are strongly advised to take out Home Contents insurance.
		The size of the Reserve Fund for Millbrook Village as of the 30th November 2025 is £223,692.24.
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 if the deed of variation (DOV) has been signed.
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 Millbrook, please contact us:
Telephone: **01392 455 800** or email: resales@millbrookvillage.co.uk

Millbrook Village, Springbok Hall, Turnstone Road, Exeter, EX2 6FD

The company is Senior Living (Exeter) Limited

Registered office: Unit 3, Edwalton Business Park, Landmere Lane, Edwalton, Nottingham, NG12 4JL
Registered in England and Wales. Company Number: 06338001