

IMPORTANT INFORMATION

Reservation Fee

- i) £500 – Help to Buy
 ii) £1,000 – Non Help to Buy, price up to, & including £500,000
 iii) £2,000 – Non Help to Buy, price over £500,000

Exchange Deposit

- i) 5% of the total purchase price - Help to Buy ii) 10% of the total purchase price – All others

Warranty Provided

- i) 2 year Countryside warranty
 ii) 10 year NHBC warranty

Various

- i) Prices are subject to change without notice. ii) Terms & conditions apply to incentives agreed.
 iii) Any completion dates shown are anticipated only and subject to change. iv) Parking bays allocated and sold on a 'right to park' basis, please ask Sales Consultants for more details.
 v) Due to the complex planning process of creating new communities, some planning matters can remain outstanding with the local authority when you complete on your purchase. This is common and should not cause concern. As such, if this is the case, Countryside will provide a Deed of Indemnity confirming we: a) have applied for discharge, b) are in the process of settling any related infrastructure agreement and c) we have satisfied the conditions for discharge of planning.
 vi) Help to Buy – a summary of the terms and conditions may be viewed on our website: London Help To Buy - First Time Home Buyer - Countryside and full terms and conditions on the government publication: Homebuyers guide to Help to Buy Equity Loan 2021-2023

Freehold Property Details and Charges

- Freeholder – N/A
- Management Company - Alexander Faulkner Partnership
- The following charges are payable for the maintenance and upkeep of the common spaces on the development:
- Estate Charge £408
It should be noted these are estimated first year charges and are subject to reviews as detailed.
- Service Charge N/A
It should be noted these are estimated first year charges and are subject to reviews as detailed further below. Details of who and when payment is to be made will be confirmed in the legal documentation.

Leasehold Property Details and Charges

- Lease Term – 250 years starting from August 2017
- Freeholder – Countryside Properties Limited (UK) to be handed over to Alexander Faulkner Partnership upon completion of the development
- Management Company - Alexander Faulkner Partnership
- The following charges are payable: • Estate Charge N/A
- Service Charges maximum values: 1 bed £987- 2 bed £1,445 – per annum.
Speak to Sales Consultant for plot specific costs
- Ground Rent: A 'Peppercorn' ground rent at £0 per annum is payable. per annum / Help to Buy: A 'Peppercorn' ground rent at £0 per annum is payable.

Service/Estate Charges and Ground Rent Reviews

- Service charge/Estate Charge Review: Reviewed annually, considering previous and projected expenditure.
- Ground Rent Review: A 'Peppercorn' ground rent at £0 per annum will be payable ongoing. The Ground Rent Cap will be such sum as may be imposed by any statutory restriction or recommended by any government guidance">
- All such ground rents to be subject to RPI indexation every 10 years throughout the Term
- Countryside reserves the right to sell the reversionary interest to a third party.

Information provided in this Price List and Important Information Document is intended as guidance only. It does not constitute or form any part of a contract of sale. Purchasers are asked to verify exact details of their new home with the Sales Consultant and / or their Solicitor.

