

# IMPORTANT INFORMATION



## Reservation Fee

- i) £1,000 – payable by debit or credit card

## Exchange Deposit

- i) 10% of the total purchase price

## Warranty Provided

- i) 2 year Countryside minor defects warranty
- ii) 10 year NHBC structural 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) 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.

## Freehold Property Details and Charges

- Freeholder – Countryside Properties to be transferred to the purchaser upon legal completion
- Management Company - City Fields (East Wakefield) Management Company Limited
  - The managing agents of the Management Company are RMG.
  - Upon sale of your property you will automatically become a member of the Management Company.
  - When the site is fully complete, the ownership of the managed land will be transferred to the Management Company.
  - At this point, RMG will also seek to handover the Directorships of the Management Company to willing residents.
- The following charges are payable for the maintenance and upkeep of the common spaces on the development:
- Estate Charge N/A.  
It should be noted these are estimated first year charges and are subject to reviews as detailed.
- Service Charge £172.46 per annum  
It should be noted these are estimated first year charges and are subject to reviews. Service charges are reviewed annually, considering previous and projected expenditure.

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.

