



LITTLE FIELD COURT

GREEN LANE, TAVISTOCK, DEVON

SERVICE CHARGES

Unlike other retirement developments the residents of Little Field Court are in control of and responsible for service charges through The Little Field Management Company Ltd. Each purchaser becomes a member when they buy one of the homes.

NO GROUND RENT OR EXIT CHARGES TO PAY

Again, unlike other retirement developments there is no ground rent to pay on the home as each property is sold on a freehold basis. Furthermore, whereas some retirement developments charge an exit fee of 1% or more of the overall selling price when the property is sold there are NO such fees to be paid if a property is sold.

WHAT DOES THE SERVICE CHARGE COVER?

The service charge includes the cost of external lighting within the development, grass cutting of the communal garden and maintenance of landscaping, trees and hedgerows, maintenance of the electronic gate entry and call systems, maintenance of the communal satellite and Freeview aerial systems, public liability insurance; administration and audit costs.

HOW MUCH IS THE SERVICE CHARGE LIKELY TO BE?

It is estimated that the service charge will be a very reasonable **£550 per annum per property**. It is kept at this reasonable level because there is no requirement for an on site house manager and any 24 hour emergency care line system can be purchased individually at a very reasonable rate from providers such as Age Concern (www.aidcall.co.uk/personalcare).

OTHER CHARGES

It is anticipated that the properties will be rated in Council Tax Band D (subject to confirmation). For 2009/2010 the Council Tax is £1,593.48. Each property is on a water meter, so you pay only for what you use and because the site has a private surface water drain the reduced sewerage tariff is payable saving even more money (www.southwestwater.co.uk)