

Important Information.



Mill Grove is being developed in conjunction with Flagship Homes

Recommended New Build Specialists

Hopkins Homes recommend that all purchasers choose and appoint an independent legal adviser when they reserve a plot to look after their interests in all aspects of the transaction. Due to the specialist nature of the New Build sales progression process, we recommend the below Solicitors and Independent Financial Advisors:

Backhouse

01245 893400
www.backhouse-solicitors.co.uk

The Mortgage Brain

0333 340 8888
www.themortgagebrain.net

Fairweather Law

01728 724737
www.fairweatherlaw.co.uk

Evolve

01473 603211
www.evolvefs.com

Reservation Fee

- £1,000

Exchange Deposit

- The standard exchange deposit due is 10% of the total purchase price minus the £1,000 reservation fee. The specific amount will be confirmed at reservation.

Warranty & Insurance

- 10-year NHBC Buildmark Insurance policy which includes deposit protection from exchange of contracts. A 2-year builder warranty from legal completion directly from Hopkins Homes, backed by NHBC's resolution service, with a further 8-years Buildmark Insurance from the NHBC. For further details, visit www.nhbc.co.uk/homeowners.
- Standard manufacturer's warranty applies to all appliances and fixtures and fittings.

Various

- Prices are subject to change without notice. Terms & conditions apply to incentives agreed.
- All completion dates, council tax bands and energy performance ratings shown are anticipated only and subject to change.
- Due to the complex planning process, some planning matters can remain outstanding with the local authority when you complete on your purchase. This is common and should not cause concern. If this is the case on your development, Hopkins Homes will provide you with a Deed of Indemnity.
- Hopkins Homes is a Registered Developer with the New Homes Quality Board (NHQB) and complies with their Code.

Freehold Property Details and Charges

- Freeholder – Hopkins Homes Ltd
- Management Company – EWS. You may be required to become a member of this Management Company.
- Estate Service Charge - £140.41 per annum. This covers the management fee and estate charges, which are reviewed annually, considering previous and projected expenditure.
- Individual charges are detailed with the plot information at www.hopkinshomes.co.uk.

Leasehold Property Details and Charges

- Lease Term – 999 years, starting from 01 January of the year the first associated property is sold.
- Freeholder – Flagship Housing Developments Limited
- Management Company – EWS. You may be required to become a member of this Management Company.
- Service Charge - £778.96 - £1046.39 per annum. This covers the management fee and estate / block charges, which are reviewed annually, considering previous and projected expenditure.
- Ground Rent – A 'Peppercorn' ground rent of applies and is not subject to review.

Additional Charges

- An engrossment fee of £175 + VAT is charged on completion, via your Solicitor. This one-off fee covers the cost of executing the legal documentation required to transfer ownership of the property to you.
- A notice fee of £95 + VAT is charged for each of the following: Receipting Notice, Certificate of Compliance, Deed of Covenant and Share/Membership Certificate. This fee covers the cost of providing notice of change of ownership to the Management Company.
- A fee of £100 + VAT is charged post completion by Hopkins Homes for any covenant requests relating to extensions, structural alterations and/or conservatories.