

## 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 – Wynyard Park
  - To continuously maintain a high-quality environment though out, Wynyard Park have opted to privately maintain many areas of the estate. This is noted as an estate service charge in your property title.
  - The annual estate charge has been initially set at £360 (inc VAT) per dwelling and is paid annually at the start of each year (should you move throughout the year this will be calculated on a pro rata basis). In the early stages of the Wynyard Park development, Wynyard have opted to fund the significant shortfall to ensure a high level of service is provided from Day 1.
  - Privately gated developments may incur additional service charges bespoke to that individual scheme (e.g. automated entrance gates, etc).
  - A direct debit mandate is required upon completion and request this to be returned to the Wynyard Park Marketing Suite or emailed to: [Accounts@wynyardpark.com](mailto:Accounts@wynyardpark.com)

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.