

Property Purchase Key Facts

at Richmond Villages Cheltenham

2026

RICHMOND
VILLAGES
Part of Bupa

PROPERTY DETAILS

Operator	Richmond Care Villages Holdings Ltd.
Landlord and Management Company	Richmond Villages Operations Ltd.
Community	Richmond Villages Cheltenham, Hatherley Lane, Cheltenham, Gloucestershire GL51 6PN. Built in: 2020.
Property Type	Community consists of 48 Assisted Living Apartments (31 x 1-bed and 17 x 2-bed) and 7 x 2-bed Independent Living Apartments.
Property Status	New and pre-owned.
Occupancy	Single and double occupancy.
Tenure	Leasehold - 125 years or part thereof.
Subletting	Subletting is not permitted.
Care Arrangements	Care and support packages are available from Richmond Village Cheltenham Domiciliary Care Team. You may use an alternative care provider should you choose to do so.

COSTS OF MOVING IN

Purchase Price	See price list or current availability on the website for the latest prices.
Reservation Deposit	£5,000 payable on sales of new properties only. Exchange within 8 weeks from date of deposit. Should you no longer proceed, up to £2,000 is deductible on cancellation.
Exchange Deposit	10% of the purchase price is payable on exchange.
Other Costs	Stamp Duty Land Tax, solicitor fees and removal costs.

ONGOING CHARGES PAYABLE TO THE OPERATOR

Service Charge	£235.07 per week. Changes annually on 1st January.		
Lifestyle Package (Assisted Living Apartments only)	1 Bedroom Apartment £639 per week (single) £837 per week (couple)	2 Bedroom Apartment £705 per week (single) £903 per week (couple)	Changes annually on 1st April.
Lifestyle Flex Package (Assisted Living Apartments only)	1 Bedroom Apartment £462 per week (single) £660 per week (couple)	2 Bedroom Apartment £528 per week (single) £726 per week (couple)	Changes annually on 1st April.
Ground Rent	£300 per annum. Payable on resale properties only.		
Utilities (gas, electric and water)	Included in the Lifestyle Package if living in an Assisted Living Apartment or £60 per week (reviewed annually) if living in an Independent Living Apartment and a Lifestyle Package is not chosen.		
Emergency Response	Emergency call outs are covered by the Service Charge.		

CARE PACKAGES

Personal Care	Richmond Villages Cheltenham Domiciliary Care Team charges from £30.95 per hour for scheduled personal (domiciliary) care, and from £35.45 per hour for adhoc personal (domiciliary care).
Nursing Care	Independent Living and Assisted Living residents can access nursing care through GPs and District Nurses. Nursing care is available on site only in the Richmond Villages Cheltenham Care Home.

ONGOING CHARGES PAYABLE TO THIRD PARTIES

Council Tax	Band D - G. Details are available from Cheltenham Borough Council.
TV Licence	See www.tvlicensing.co.uk
Telephone	Resident's choice of external provider.
Internet / Broadband	Resident's choice of external provider.
Digital TV	Resident's choice of external provider.

CHARGES WHEN LEAVING OR SELLING

Transfer Fee Payment	6% if sold within the first 12 months 8% if sold after 12 months but less than 2 years 10% thereafter or 10% on purchase.
Administration Fees	Solicitors fees for landlord pack £300 including VAT at the standard rate.
Estate Agency Charges	The estate agency service provided by Richmond Villages is free of charge.
Ongoing Charges	In the event of the property becoming vacant, the Lifestyle Package will cease to be payable but the Service Charge and Ground Rent will remain payable until the property is resold.

INSURANCE

Arranged by the Operator	Building, Public Liability and Employer's Liability insurance is covered by the Service Charge.
Arranged by Residents	Residents are strongly advised to take out Household Contents Insurance.

FUNDING OF MAJOR REPAIRS

The Service Charge includes a contribution to the Reserve Fund.
Reserve Fund balance at end of December 2024: £28,178.

CONSTRAINTS ON SELLING

Richmond Villages have first refusal to buy the property back at a price which you want to sell it, less the transfer fee. Purchasers must be over the age of 60.

Date January 2026

Please note: Fees stated are correct at the date shown, but may change annually or at other intervals over the period of residence.
The Key Facts provide a summary only. Please refer to the All You Need To Know booklet for further information.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial/ benefits and any other appropriate advice, support and representation, in connection with a move to Richmond Villages.

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