

Property Purchase Key Facts

at Richmond Villages Letcombe Regis

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 Letcombe Regis, South Street, Letcombe Regis, Oxfordshire OX12 9RG. Built in: 2010. Renovated in 2022.
Property Type	Community consists of 65 Assisted Living Apartments (56 x 1-bed and 9 x 2-bed) and 80 Independent Living Apartments (12 x 1-bed and 68 x 2-bed).
Property Status	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 Letcombe Regis 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 Fee	Not applicable for resales.
Exchange Deposit	Agreed between the parties. Normally 10%.
Other Costs	Stamp Duty Land Tax, solicitor fees and removal costs.

ONGOING CHARGES PAYABLE TO THE OPERATOR

Service Charge	£858.82 per month. Changes annually on 1st January.		
Lifestyle Package (Assisted Living Apartments only)	1 Bedroom Apartment £3,193.75 per month (single) £4,084.52 per month (couple)	2 Bedroom Apartment £3,489.23 per month (single) £4,380 per month (couple)	Changes annually on 1st April.
Ground Rent	Capped at £250 per annum.		
Utilities (gas, electric and water)	Included if living in an Assisted Living Apartment or dependent on external provider if in a Independent Living Apartment.		
Emergency Response	Emergency call outs are covered by the Service Charge.		

CARE PACKAGES

Personal Care	Richmond Villages Letcombe Regis Domiciliary Care Team charges from £34 per hour for scheduled personal (domiciliary) care, and from £39 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 Letcombe Regis Care Home.

ONGOING CHARGES PAYABLE TO THIRD PARTIES

Utilities (gas, electric and water)	Included if living in an Assisted Living Apartment or dependent on external provider if in a Independent Living Apartment.
Council Tax	Band C or D. Details are available from Vale of the White Horse District 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.
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.
Redecoration Costs	Under the lease, owners may be required to repair and/or redecorate the property prior to resale.

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 2025: £691,721.

Owners may be required to make further contributions in the event of any shortfall in the funds available for major repairs.

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 55.

Date August 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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