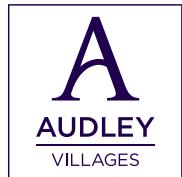


# KEY FACTS 2025-26

## Audley Stanbridge Earls New Sales



### PROPERTY INFORMATION

<b>Operator</b>	Audley Court Ltd
<b>Landlord</b>	Audley Stanbridge Earls Limited
<b>Management Company</b>	Audley Stanbridge Earls Management Limited
<b>Village Details</b>	Stanbridge Manor, Romsey SO51 0DW - Built in 2019
<b>Property type</b>	155 - one, two and three-bedroom apartments and cottages
<b>Property Status</b>	New
<b>Occupancy</b>	Not restricted by the lease. Usually sole or dual occupancy. May include a permitted live-in carer if practical
<b>Tenure</b>	Leasehold - 250 years from 01/10/2019
<b>Subletting</b>	Properties cannot be sublet under the terms of lease
<b>Care Arrangements</b>	Audley Care Ltd or owner's choice of external providers

### COST OF MOVING IN

<b>Property Price</b>	Current indicative price range (subject to change): £385,000 to £975,000. See sales price list for current prices
<b>Reservation fee</b>	£1,000 on reservation
<b>Deposit</b>	10% of purchase price payable on exchange of contracts (minus the £1,000 paid on reservation)
<b>Other costs</b>	Legal and removal costs as per your choice of provider and Stamp Duty (see <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> )

### ONGOING CHARGES PAYABLE TO AUDLEY

<b>Management fee</b>	Option 1: 1 and 2 bed £1,172.41 per month, 3 bed and all cottages £1,239.12 Option 2: All properties £653.49 per month Options 1-2 correspond to Options 1-2 for the Deferred Management Charge Following exchange of contracts the option selected will be set until the lease is reassigned and cannot be changed
<b>Ground rent</b>	A nominal peppercorn, if demanded
<b>Parking fee</b>	£251.23 per annum
<b>Emergency Call Support</b>	Covered by the monthly management fee

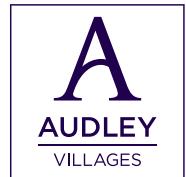
### PERSONAL CARE CHARGES

<b>Welfare visit</b>	£17.38
<b>Homecare</b>	£20.79 (30 mins), £23.52 (45 mins), £28.15 (1 hour+)
<b>Housekeeping 1 hour minimum</b>	£20.79
<b>Village companionship 1 hour minimum</b>	£27.47
<b>Sleep nights* 10.00pm - 7.00am</b>	£189.00
<b>Live in care* 24 hours up to 7 nights</b>	Available through a care partner, details available on request
<b>Nursing Care</b>	Nursing care is not provided but may be arranged through GPs and District Nurses

Additional charges apply for care services provided at night, at weekends and on bank holidays. \*Two-bedroom home required.

# KEY FACTS 2025-26

## Audley Stanbridge Earls New Sales



### ONGOING CHARGES PAYABLE TO THIRD PARTIES

<b>Utilities</b>	Owner's pay Audley Court Ltd for water supply, sewage, electricity and gas, cost dependent on usage
<b>Council Tax</b>	Paid direct to the local authority - Band D - G, dependent on property
<b>TV Licence</b>	See <a href="http://www.tvlicensing.co.uk">www.tvlicensing.co.uk</a>
<b>Telephone and Broadband</b>	Owner's choice of external provider
<b>Sky or Digital TV</b>	Owner's choice of external provider

### CHARGES WHEN LEAVING

<b>Deferred management charge</b>	This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater <b>Option 1:</b> 1% per year or part-year up to a maximum of 15 years (15%) <b>Option 2:</b> 2% per year or part-year up to a maximum of 15 years (30%) Options 1-2 correspond to Options 1-2 for the Monthly Management Fee
<b>Sales administration fee</b>	1% of the final achieved sales price or open market value (VAT applicable), whichever is greater
<b>Sales agency fee</b>	Additional 2% if we are the marketing agent (VAT applicable)
<b>Ongoing charges</b>	All charges remain payable until the property is sold
<b>Redecoration costs</b>	Audley's costs of redecorating the property if not done recently (as required by the lease) will be deductible from the final achieved sale price

### INSURANCE

<b>Arranged by Audley</b>	Buildings insurance, Public liability insurance, Employers' Liability insurance
<b>Arranged by Owner</b>	Home contents insurance

### FUNDRAISING OF MAJOR REPAIRS

The cost of capital works to repair and maintain the continued high standard of the village is covered by receipts from the Monthly Management Fee and Deferred Management Charge. No additional liability will fall on owners.

### CONSTRAINTS OF SELLING

Audley has a right of pre-emption. Incoming owners must be over 60. All occupiers need to be 'permitted occupiers' (as defined in the lease).

Audley Court Ltd,  
Registered in  
England and Wales  
  
Company number  
05160167  
  
65 High Street, Egham,  
Surrey TW20 9EY  
  
[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

**DATE: 01 March 2025**

Charges stated are correct at the date shown but may change annually or at other intervals over the period of residence. For further information on Audley charges, please see **Our Costs Explained** and **Audley Care Price list**.

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 Audley villages.

The landlord may terminate the lease if owners miss any payments or breach any covenants. Audley cannot terminate leases summarily (a Court Order is required) and will always act reasonably before initiating the termination process (for example by seeking through dialogue to resolve any payment problems or breaches of covenant).