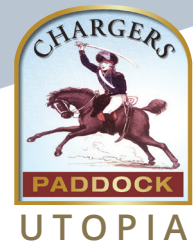


# YOUR UTOPIA AT HARLEYFORD

## Frequently asked questions for re-sales

Contemporary cedar-clad holiday lodges  
at Harleyford Estate near Marlow, Buckinghamshire



### HOW DO I PURCHASE THE LODGE?

There are two parts to the purchase of your lodge which are:

- a) Purchase of the lease of the land the lodge sits on
- b) Purchase of the lodge itself

#### Lease Agreement

Each Utopia Lodge is being resold with the balance of a 50 year lease. This gives you the right to retain your holiday home on your allocated plot in 'Chargers Paddock'.

#### Reservation of the Lodge

For a non-refundable £2,000 Reservation Fee we will hold the lodge for you for a period of 14 days during which time you will be able to review the documents relating to your purchase. Your Reservation Pack will include copies of the following documentation:

- Reservation form
- Original lodge specification
- Lease
- The Estate Rules which apply to Chargers Paddock lodges

#### Purchase

If, after the 14 day review period, you decide to proceed with your purchase of the lodge, solicitors should be instructed by both parties.

#### 10% deposit on exchange of contracts

A non-refundable deposit is due 14 days after receipt of the £2,000 Reservation Fee when contracts will be exchanged. (The Reservation fee of £2,000 is deducted from the deposit monies).

#### Completion

Approximately 6-8 weeks from reservation of lodge or as agreed with vendor.

The final 90% balance payment becomes due on completion.

The keys to your lodge will be handed over to you on receipt of the final completion payment. Title to the lodge will then pass to you.

### WILL I BE ABLE TO OBTAIN FINANCE ON THE LODGE?

Unfortunately, we can not offer finance packages on the lodges.

### DO I OWN THE LODGE?

Yes, you own the lodge but the plot of land it sits on is leased from Harleyford Leisure Enterprises Limited.

### WILL I NEED A SOLICITOR?

As the lease will be registered at H.M. Land Registry, we do advise you to consult a solicitor.

### DO I PAY COUNCIL TAX?

No because Chargers Paddock is subject to Business Rates and therefore Council Tax is not applicable.

### WHAT ARE THE ANNUAL CHARGES?

#### Service Charge

Estimated Service Charge (2021) will be in the region of £2,386.00 pa (inc VAT) for a Utopia Lodge.

The main Service charge items are:

- 24 hour gated security
- Sewage
- Business rates
- Grounds and Maintenance charge for Chargers Paddock and a portion of the Estate maintenance charge including general maintenance of the road, etc

(Please refer to the lease for further information).

#### Ground rent

The current (2021) Ground Rent is £2,081.00 pa (inc VAT).

#### Maintenance

You may be obliged to follow any maintenance advice Harleyford Estate might give you.

#### Utilities

Each lodge is connected to Harleyford Estate's main water and sewage supply.

Electricity is supplied directly to the lodge from an external company and it is your responsibility to give them your details and meter reading as soon as completion takes place.

Telephone and broadband cables are already within our service channels and you may contact BT directly with regards to connection to these services at your cost.

### Insurance

You are responsible for insuring the lodge from the completion date. We can provide information on an insurance company specialising in holiday home insurance, plus any contents insurance you require. You must provide us with a copy of your valid insurance certificate on an annual basis.

### WHEN CAN I USE MY LODGE?

You may use your lodge on a holiday home basis during 51 weeks of the year excluding the last 7 days of February (being the closed period) but it may not be your main or sole residence.

You may visit your lodge during the seven day closure in February with the written consent of Harleyford Leisure Enterprises Limited, but only during the hours of 9am to 4pm and for maintenance purposes only.

### WHAT FACILITIES ARE THERE AT HARLEYFORD?

#### Restaurant/Bar\*\*

Enjoy food and drink at the Harleyford Golf Club House.

#### Security

Harleyford benefits from 24 hour gated security on the main entrance.

#### Parking

2 parking spaces are provided for each lodge.

#### Golf Course\*\*

Harleyford boasts a renowned 18 hole golf course with a fine period clubhouse.

#### Marina

Reputedly the best Marina on the River Thames, Harleyford is home to some 400 boats ranging from 2m to 16m in length. In addition to the

Marina Basin with all the facilities you would expect from a top class Marina, we also moor craft along the banks of the River and around 2 islands.

Harleyford holds the coveted Four Gold Anchor Award for facilities and quality.

*\*\*Please note that Harleyford have limited control over, and are not responsible for, a number of independently owned and managed facilities on the Estate.*

### CAN I RENT MY LODGE OUT?

You may rent out your property for a minimum period of 4 weeks, for holiday use only. Please ask for further details.

### WHAT IF I DECIDE TO SELL?

You must sell your lodge through Harleyford. A structured agency commission scheme will apply as follows:

- Year 1-2 – 2% (+ VAT) will be payable
- Year 3-4 – 3.5% (+ VAT) will be payable
- Year 5 onwards – 5% (+ VAT) will be payable

### CAN I BRING MY DOG TO HARLEYFORD?

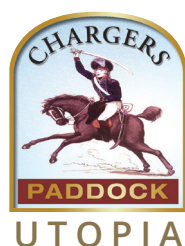
You may bring a maximum of two dogs or two cats to your lodge.

Dogs must be kept on a lead everywhere on the Estate and a suitable receptacle should be carried to clear up any mess. (No animals of any description may be left in the lodge during the closed part of the season).

### WILL I HAVE ACCESS TO THE WHOLE ESTATE?

You can access your lodge along the pathways within Chargers Paddock having due respect for your neighbours. Generally, the area in front of your veranda and to the side where you access your lodge will be considered for your use.

You will not be permitted access to the islands, hard-standing, Eastern Spit, Marina pontoons or Golf Club (unless you are a member), but you will be allowed to use 'The Harleyford Ramble', a very pleasant walking trail along the River and around the Estate.



Riverview Sales Office, Harleyford Estate, Henley Road, Marlow, Buckinghamshire SL7 2DX  
Tel: 01628 480996 Email: [lesley@marlowleisure.co.uk](mailto:lesley@marlowleisure.co.uk) [www.harleyford.co.uk](http://www.harleyford.co.uk)